#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

15 Patrick Court, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,255,500	Pro	perty Type	House		Suburb	Mitcham
Period - From	01/07/2023	to	30/09/2023		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	50 Edgerton Rd MITCHAM 3132	\$1,275,500	23/09/2023
2	3 Manhattan Sq VERMONT 3133	\$1,172,000	27/05/2023
3	7 Toomey St VERMONT 3133	\$1,081,000	15/07/2023

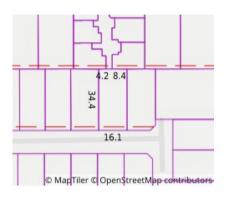
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2023 11:55
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Property Type: House Land Size: 553 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** September quarter 2023: \$1,255,500

## Comparable Properties



50 Edgerton Rd MITCHAM 3132 (REI)

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Price: \$1,275,500 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 651 sqm approx

**Agent Comments** 



3 Manhattan Sq VERMONT 3133 (REI/VG)







Price: \$1,172,000 Method: Auction Sale Date: 27/05/2023

Property Type: House (Res) Land Size: 532 sqm approx

Agent Comments



7 Toomey St VERMONT 3133 (REI/VG)

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Price: \$1,081,000 Method: Auction Sale Date: 15/07/2023

Property Type: House (Res) Land Size: 557 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



