

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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

Median sale price

Median price \$1,255,500

Property 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 | 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 comparable properties 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



3
 2
 2

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)

Agent Comments

3
 2
 3

Price: \$1,275,500
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 651 sqm approx



3 Manhattan Sq VERMONT 3133 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,172,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 532 sqm approx



7 Toomey St VERMONT 3133 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,081,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 557 sqm approx

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