

## 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

2/2 HOPETOUN STREET MITCHAM VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,250

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

2/23 PERCY STREET MITCHAM VIC 3132	\$732,500	03-Feb-24
3/3-5 ALBERT STREET MITCHAM VIC 3132	\$741,500	05-Dec-23
2/2 RUPERT STREET MITCHAM VIC 3132	\$680,000	03-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 20 March 2024

**2/23 PERCY STREET MITCHAM VIC 3132**

Sold Price

<sup>RS</sup>**\$732,500**

Sold Date

**03-Feb-24**

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Distance

**0.9km****3/3-5 ALBERT STREET MITCHAM VIC 3132**

Sold Price

**\$741,500**

Sold Date

**05-Dec-23**

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Distance

**1.41km****2/2 RUPERT STREET MITCHAM VIC 3132**

Sold Price

<sup>RS</sup>**\$680,000**

Sold Date

**03-Feb-24**

🛏️ 2 🚿 1 🚗 1

Distance

**0.66km****RS** = Recent sale**UN** = Undisclosed Sale

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