

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	3/30 Brunswick Rd MITCHAM 3132	\$640,000	20/09/2023
2	4/1 Rupert St MITCHAM 3132	\$811,000	23/09/2023
3	3/19 Percy St MITCHAM 3132	\$701,000	03/06/2023

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:



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
September quarter 2023: \$808,000

Comparable Properties

3/30 Brunswick Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$640,000
Method:
Date: 20/09/2023
Property Type: Unit

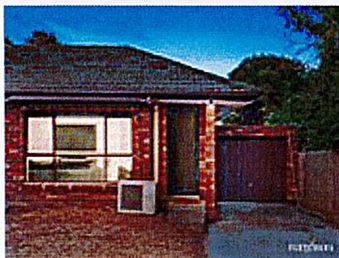


4/1 Rupert St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$811,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit



3/19 Percy St MITCHAM 3132 (REI/VG)

Agent Comments

 2  1  1

Price: \$701,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888