

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

2/23 Percy Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$811,000 Property Type Unit Suburb Mitcham

Period - From 02/11/2022 to 01/11/2023 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	4/1 Rupert St MITCHAM 3132	\$811,000	23/09/2023
2	2/16 Cook Rd MITCHAM 3132	\$745,000	07/10/2023
3	5/4-6 Rotherwood Av MITCHAM 3132	\$680,000	17/10/2023

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:

02/11/2023 16:26



Property Type: Unit

Land Size: 135 sqm approx

Agent Comments

Comparable Properties



4/1 Rupert St MITCHAM 3132 (REI)

Agent Comments



Price: \$811,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit



2/16 Cook Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 07/10/2023

Property Type: Unit

Land Size: 274 sqm approx



5/4-6 Rotherwood Av MITCHAM 3132 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 17/10/2023

Property Type: Townhouse (Single)

Land Size: 159 sqm approx