

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 COPPIN CLOSE MITCHAM VIC 3132

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Apr 2023

to

31 Mar 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

1/15 BARBARA STREET VERMONT VIC 3133	1310000	25-Mar-24
2/13 DEEP CREEK ROAD MITCHAM VIC 3132	1400000	10-Jan-24
1/125 BRUNSWICK ROAD MITCHAM VIC 3132	1360000	14-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.~~

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**1/15 BARBARA STREET VERMONT
 VIC 3133**

4 3 2

Sold Price

^{RS} **1310000** ^{UN}

Sold Date **25-Mar-24**

Distance **1.54km**



**2/13 DEEP CREEK ROAD MITCHAM
 VIC 3132**

4 3 2

Sold Price

^{RS} **1400000**

Sold Date **10-Jan-24**

Distance **1.44km**



**1/125 BRUNSWICK ROAD MITCHAM
 VIC 3132**

4 2 2

Sold Price

1360000

Sold Date **14-Feb-24**

Distance **0.9km**

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

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