

# 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

3/8 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)

Range between \$950,000 & \$1,020,000

### Median sale price

Median price \$854,000 Property Type Unit Suburb Mitcham

Period - From 01/04/2023 to 30/06/2023 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	2/11 Simpson St MITCHAM 3132	\$1,006,000	16/09/2023
2	3/25-27 Deep Creek Rd MITCHAM 3132	\$912,000	15/07/2023
3	3/17 Forster St MITCHAM 3132	\$900,000	26/08/2023

**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:

06/10/2023 14:23



 3    2    2

**Property Type:** Unit  
**Land Size:** 299 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,020,000  
**Median Unit Price**  
June quarter 2023: \$854,000

## Comparable Properties



2/11 Simpson St MITCHAM 3132 (REI)

**Agent Comments**

 3    1    2

**Price:** \$1,006,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** Unit



3/25-27 Deep Creek Rd MITCHAM 3132 (REI)

**Agent Comments**

 3    2    2

**Price:** \$912,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** Unit  
**Land Size:** 319 sqm approx



3/17 Forster St MITCHAM 3132 (REI/VG)

**Agent Comments**

 3    2    2

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9842 8888**