

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

4 PATRICK COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,152,500

Property type

House

Suburb

Mitcham

Period-from

01 Aug 2022

to

31 Jul 2023

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 ROWAN STREET VERMONT VIC 3133	\$1,152,000	12-Jun-23
3 MANHATTAN SQUARE VERMONT VIC 3133	\$1,172,000	27-May-23

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: 30 August 2023



1 ROWAN STREET VERMONT VIC 3133

Sold Price

\$1,152,000

Sold Date

12-Jun-23



3



2



2

Distance

1.48km



3 MANHATTAN SQUARE VERMONT VIC 3133

Sold Price

^{RS}**\$1,172,000**

Sold Date

27-May-23



3



2



2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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