Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 40 Purches Street, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,230,000	Pro	operty Type	Hou	ISE		Suburb	Mitcham
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	86 Purches St MITCHAM 3132	\$1,020,000	16/12/2023
2	1/31 Halls Pde MITCHAM 3132	\$950,000	25/11/2023
3	8 Buxton Rd MITCHAM 3132	\$869,000	20/12/2023

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:

18/03/2024 11:29





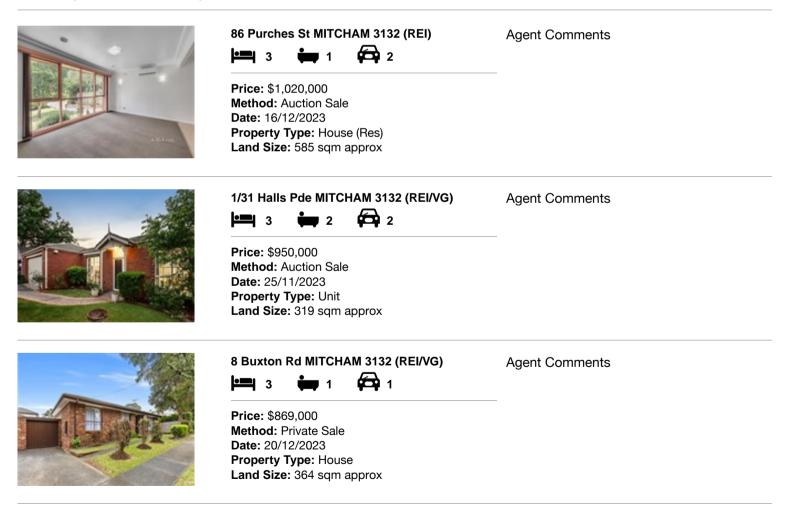




Property Type: House Land Size: 411 sqm approx Agent Comments Miranda Bailey 9908 5700 0431 535 009 mirandabailey@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$950,000 Median House Price December quarter 2023: \$1,230,000

Comparable Properties



Account - Jellis Craig | P: (03) 9908 5700





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