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 47 Purches Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,200,000		&		\$1,320,000					
Median sale p	rice									
Median price	\$1,219,000	Pro	operty Type	Ηοι	ISE		Suburb	Mitcham		
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Harrison St MITCHAM 3132	\$1,350,000	27/03/2024
2			
3			

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:

03/06/2024 12:05





Jen Harlow





Property Type: House Land Size: 1430 sqm approx Agent Comments

9870 6211 0415 356 657 jenharlow@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median House Price** Year ending March 2024: \$1,219,000

Comparable Properties



2 Harrison St MITCHAM 3132 (REI) **D** 1



Price: \$1,350,000 Method: Private Sale Date: 27/03/2024 Property Type: House (Res) Land Size: 1072 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 9870 6211





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