## 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 86 Purches Street, Mitcham Vic 3132

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,152,500	Property Type Hou		Hou	ISE		Suburb	Mitcham
Period - From	01/07/2022	to	30/06/2023		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 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	51 Purches St MITCHAM 3132	\$1,150,000	12/08/2023
2	26 Heatherdale Rd MITCHAM 3132	\$1,080,000	23/06/2023
3	34 Blossom St MITCHAM 3132	\$980,000	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:

21/09/2023 10:42









Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments Adrian Nyariri 9908 5700 0455 089 610 adriannyariri@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2023: \$1,152,500

# **Comparable Properties**

Image: Sector se exector sector se	51 Purches St MITCHAM 3132 (REI) 3 1 2 Price: \$1,150,000 Method: Private Sale Date: 12/08/2023 Property Type: House Land Size: 709 sqm approx	Agent Comments
	26 Heatherdale Rd MITCHAM 3132 (REI) 2 3 1 2 2 Price: \$1,080,000 Method: Private Sale Date: 23/06/2023 Property Type: House Land Size: 1188 sqm approx	Agent Comments
	34 Blossom St MITCHAM 3132 (REI)   3 1   93 1   980,000   Method: Auction Sale   Date: 26/08/2023   Property Type: House	Agent Comments

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





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