

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

13/520 MITCHAM ROAD 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,250

Property type

Unit

Suburb

Mitcham

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/17 PERCY STREET MITCHAM VIC 3132	\$670,000	09-Dec-23
2/2 RUPERT STREET MITCHAM VIC 3132	\$680,000	03-Feb-24
2/23 PERCY STREET MITCHAM VIC 3132	\$732,500	03-Feb-24

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.~~

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BOLD

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2/17 PERCY STREET MITCHAM VIC 3132

Sold Price

\$670,000

Sold Date **09-Dec-23**

2 1 1

Distance **0.69km**



2/2 RUPERT STREET MITCHAM VIC 3132

Sold Price

^{RS} **\$680,000**

Sold Date **03-Feb-24**

2 1 1

Distance **0.65km**



2/23 PERCY STREET MITCHAM VIC 3132

Sold Price

^{RS} **\$732,500**

Sold Date **03-Feb-24**

2 1 1

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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