

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

U2/2 COPPIN CLOSE 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Nov 2022

to

31 Oct 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

1/12 VERNAL AVENUE MITCHAM VIC 3132	\$1,520,000	26-May-22
1/12 MILNE STREET MITCHAM VIC 3132	\$1,258,000	01-Sep-22
2/18 ENDEAVOUR STREET MITCHAM VIC 3132	\$1,350,000	26-Nov-22

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: 06 November 2023

**1/12 VERNAL AVENUE MITCHAM
VIC 3132**

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Sold Price **\$1,520,000** Sold Date **26-May-22**Distance **1.01km****1/12 MILNE STREET MITCHAM VIC
3132**

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Sold Price **\$1,258,000** Sold Date **01-Sep-22**Distance **1.01km****2/18 ENDEAVOUR STREET
MITCHAM VIC 3132**

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Sold Price **\$1,350,000** Sold Date **26-Nov-22**Distance **1.27km****RS** = Recent sale **UN** = Undisclosed Sale

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