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	15 Patrick Court, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,150,000 & $1,225,000

Median sale price

Median price $1,255,500 Property Type House Suburb Mitcham

Period - From 01/07/2023 to 30/09/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	25 Reserve Av MITCHAM 3132	$1,200,000	24/08/2023
2	51 Purches St MITCHAM 3132	$1,150,000	12/08/2023
3	3 Manhattan Sq VERMONT 3133	$1,172,000	27/05/2023

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: 10/11/2023 15:53

15 Patrick Court, Mitcham Vic 3132

Charles Shi
9908 5706
0423 633 253
charlesshi@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,225,000
Median House Price
September quarter 2023: $1,255,500

Comparable Properties



25 Reserve Av MITCHAM 3132 (REI/VG)

4 1 2

Price: $1,200,000
Method: Private Sale
Date: 24/08/2023
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments



51 Purches St MITCHAM 3132 (REI/VG)

3 1 2

Price: $1,150,000
Method: Private Sale
Date: 12/08/2023
Property Type: House
Land Size: 709 sqm approx

Agent Comments



3 Manhattan Sq VERMONT 3133 (REI/VG)

3 2 2

Price: $1,172,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments

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