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	12A Rupert Street, Mitcham Vic 3132

Indicative selling price

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

Range between $795,000 & $860,000

Median sale price

Median price $1,190,000 Property Type House Suburb Mitcham

Period - From 01/10/2020 to 30/09/2021 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	1/76 Brunswick Rd MITCHAM 3132	$870,000	01/10/2021
2	1/490 Mitcham Rd MITCHAM 3132	$856,000	26/10/2021
3	1/61 Churinga Av MITCHAM 3132	$838,000	03/08/2021

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: 11/11/2021 15:28

12A Rupert Street, Mitcham Vic 3132



3 1 0

Rooms: 5
Property Type: House
Land Size: 227 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $860,000
Median House Price
Year ending September 2021: $1,190,000

Comparable Properties



1/76 Brunswick Rd MITCHAM 3132 (REI/VG)

3 1 2

Price: $870,000
Method: Private Sale
Date: 01/10/2021
Property Type: Unit

Agent Comments



1/490 Mitcham Rd MITCHAM 3132 (REI)

3 1 1

Price: $856,000
Method: Private Sale
Date: 26/10/2021
Rooms: 4
Property Type: Unit
Land Size: 195 sqm approx

Agent Comments



1/61 Churinga Av MITCHAM 3132 (REI/VG)

3 1 2

Price: $838,000
Method: Sold Before Auction
Date: 03/08/2021
Rooms: 4
Property Type: Unit
Land Size: 307 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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