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

214/339 Mitcham Road, Mitcham Vic 3132

Indicative selling price

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

Range between $490,000 & $520,000

Median sale price

| Median price | $911,500 | Property Type | Unit | Suburb | Mitcham |

Period - From 01/04/2024 to 30/06/2024 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
1 106/339-345 Mitcham Rd MITCHAM 3132	$500,000	10/08/2024
2 101/569 Whitehorse Rd MITCHAM 3132	$520,000	13/06/2024
3 102/569 Whitehorse Rd MITCHAM 3132	$508,000	21/03/2024

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: 10/09/2024 12:47

CONSUMER AFFAIRS VICTORIA

214/339 Mitcham Road, Mitcham Vic 3132

woodards

Jodi Longmore-Scott
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🛏 2	🛁 2	🚗 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000 - $520,000
Median Unit Price
June quarter 2024: $911,500

Comparable Properties

106/339-345 Mitcham Rd MITCHAM 3132 (REI)

🛏 2	🛁 2	🚗 1

Price: $500,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit

Agent Comments

SOLD

101/569 Whitehorse Rd MITCHAM 3132 (REI)

🛏 2	🛁 2	🚗 1

Price: $520,000
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

Agent Comments

102/569 Whitehorse Rd MITCHAM 3132 (VG)

🛏 2	🛁 -	🚗 -

Price: $508,000
Method: Sale
Date: 21/03/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799