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

g01/370-372 Mitcham Road, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$540,000		&		\$590,000			
Median sale p	rice							
Median price	\$820,900	Pro	operty Type	Unit			Suburb	Mitcham
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	309/435-439 Whitehorse Rd MITCHAM 3132	\$590,000	23/03/2024
2			
3			

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:

08/07/2024 14:09







Property Type: Agent Comments Indicative Selling Price \$540,000 - \$590,000 Median Unit Price March quarter 2024: \$820,900

Comparable Properties



309/435-439 Whitehorse Rd MITCHAM 3132 Agent Comments (REI)

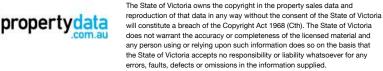


Price: \$590,000 Method: Private Sale Date: 23/03/2024 Property Type: Apartment

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.

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.