

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

2/667 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$1,033,000 Property Type House Suburb Mitcham

Period - From 01/01/2020 to 31/12/2020 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	587 Whitehorse Rd MITCHAM 3132	\$866,600	05/12/2020
2	12 Beaufort St MITCHAM 3132	\$865,000	27/02/2021
3	33 Creek Rd MITCHAM 3132	\$835,000	02/11/2020

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:

03/03/2021 15:34



 3  2  2

Property Type: Townhouse (Res)

Land Size: 169 sqm approx

Agent Comments

Indicative Selling Price

\$830,000 - \$890,000

Median House Price

Year ending December 2020: \$1,033,000

Comparable Properties



587 Whitehorse Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$866,600

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 441 sqm approx



12 Beaufort St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$865,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 393 sqm approx



33 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  1  2

Price: \$835,000

Method: Private Sale

Date: 02/11/2020

Property Type: House (Res)

Land Size: 350 sqm approx