

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 2/754 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$716,250 Property Type Unit Suburb Mitcham

Period - From 01/10/2019 to 30/09/2020 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	5/21 Doncaster East Rd MITCHAM 3132	\$747,000	19/06/2020
2	3/34 Andrew St RINGWOOD 3134	\$668,500	09/10/2020
3	8/54-56 Bond St RINGWOOD 3134	\$655,000	20/06/2020

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.~~

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Dennis Dellas

8888 2000

0412 043 694

ddellas@rtedgar.com.au

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending September 2020: \$716,250



 3  1  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

5/21 Doncaster East Rd MITCHAM 3132 (VG)

Agent Comments

 3  -  -

Price: \$747,000

Method: Sale

Date: 19/06/2020

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit

Land Size: 154 sqm approx



3/34 Andrew St RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$668,500

Method: Private Sale

Date: 09/10/2020

Property Type: Unit

Land Size: 193 sqm approx



8/54-56 Bond St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$655,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 109 sqm approx