

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

3/482-484 Mitcham Road Mitcham VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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 6 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

3/12 Orient Avenue Mitcham VIC 3132	\$570,000	17-May-20
3/465 Whitehorse Road Mitcham VIC 3132	\$590,000	30-Mar-20
11/55-57 Doncaster East Road Mitcham VIC 3132	\$575,000	24-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 30 September 2020



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3/12 Orient Avenue Mitcham VIC 3132

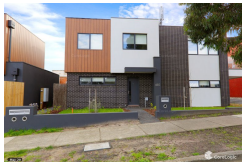
2 1 1

Sold Price

\$570,000

Sold Date **17-May-20**

Distance **0.64km**



3/465 Whitehorse Road Mitcham VIC 3132

2 1 1

Sold Price

\$590,000

Sold Date **30-Mar-20**

Distance **0.67km**



11/55-57 Doncaster East Road Mitcham VIC 3132

2 1 1

Sold Price

\$575,000

Sold Date **24-Jun-20**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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