

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

216/435-439 Whitehorse 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,400

Property type

Unit

Suburb

Mitcham

Period-from

01 Aug 2020

to

31 Jul 2021

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

518B/1 Colombo Street Mitcham VIC 3132	\$448,000	21-May-21
304/2 Churchill Street Ringwood VIC 3134	\$422,500	10-Feb-21
47/280 Maroondah Highway Ringwood VIC 3134	\$450,000	01-Apr-21

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: 02 August 2021


**518B/1 Colombo Street Mitcham
VIC 3132**

2 1 1

Sold Price

\$448,000

Sold Date

21-May-21

Distance

0.36km
**304/2 Churchill Street Ringwood
VIC 3134**

2 1 1

Sold Price

\$422,500

Sold Date

10-Feb-21

Distance

3.16km
**47/280 Maroondah Highway
Ringwood VIC 3134**

2 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

01-Apr-21

Distance

4.65km

RS = Recent sale

UN = Undisclosed Sale

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