

# 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

3/685 Whitehorse Road, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$650,000

### Median sale price

Median price \$760,000 Property Type Unit 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	1/4 Quarry Rd MITCHAM 3132	\$700,000	16/11/2020
2	4/52 Brunswick Rd MITCHAM 3132	\$575,000	23/11/2020
3	4/55-57 Doncaster East Rd MITCHAM 3132	\$552,000	18/03/2021

**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:

12/04/2021 11:04

3/685 Whitehorse Road, Mitcham Vic 3132

**Jellis  
Craig**

Grant Lynch

9908 5700

0408110 011

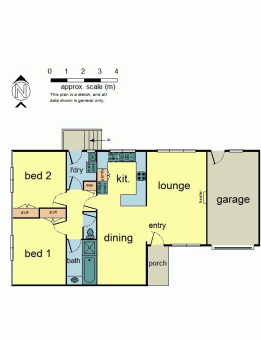
grantlynch@jellisrcraig.com.au

**Indicative Selling Price**

\$595,000 - \$650,000

**Median Unit Price**

Year ending December 2020: \$760,000



2 1 1

**Property Type:** Unit

**Land Size:** 218 sqm approx

Agent Comments

## Comparable Properties



**1/4 Quarry Rd MITCHAM 3132 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 16/11/2020

**Property Type:** Unit

**Land Size:** 264 sqm approx



**4/52 Brunswick Rd MITCHAM 3132 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 23/11/2020

**Property Type:** Unit

**Land Size:** 162 sqm approx



**4/55-57 Doncaster East Rd MITCHAM 3132 (REI)**

Agent Comments

2 1 1

**Price:** \$552,000

**Method:** Private Sale

**Date:** 18/03/2021

**Property Type:** Unit

**Land Size:** 98 sqm approx

**Account** - Jellis Craig | P: (03) 9908 5700