

# 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

112/339 Mitcham 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

\$340,000

&

\$365,000

### Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Mitcham

Period - From

01/10/2023

to

31/12/2023

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	308/435-439 Whitehorse Rd MITCHAM 3132	\$360,000	08/12/2023
2			
3			

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:

15/02/2024 11:43

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**Indicative Selling Price**

\$340,000 - \$365,000

**Median Unit Price**

December quarter 2023: \$820,000



**Rooms:** 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**308/435-439 Whitehorse Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** Apartment

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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