

## 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 308/435 Whitehorse Road, Mitcham

### Indicative selling price

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

Single price \$375,000

### Median sale price

Median price \$628,000

Property type Apartment

Suburb Mitcham

Period - From 7/2024

to

9/2024

Source REIV

### Comparable property sales

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. 215/435-439 Whitehorse Road, Mitcham	\$ 359,000	12/12/2024
2. 211/339-345 Whitehorse Road, Mitcham	\$ 360,000	9/09/2024
3. 219B/1 Colombo Street, Mitcham	\$ 295,000	24/10/2024

This Statement of Information was prepared on: 19/12/2024

## Comparable properties



**\$ 359,000**

215/435-439 Whitehorse Road, Mitcham, Victoria

DATE: 12/12/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm



**\$ 360,000**

211/339-345 Whitehorse Road, Mitcham, Victoria

DATE: 9/9/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm



**\$ 295,000**

219B Colombo Street, Mitcham, Victoria

DATE: 24/10/2024

PROPERTY TYPE: APARTMENT

 1  1  
 1  sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee