

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

1/712 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$890,000

Median sale price

Median price \$951,000 Property Type Townhouse Suburb Mitcham

Period - From 26/10/2022 to 25/10/2023 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	2/581 Whitehorse Rd MITCHAM 3132	\$955,000	29/04/2023
2	1/706 Whitehorse Rd MITCHAM 3132	\$945,000	07/07/2023
3	6/43-45 Mcdowall St MITCHAM 3132	\$830,000	20/05/2023

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:

26/10/2023 15:39



 3  2  2

Property Type: Townhouse

Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$890,000

Median Townhouse Price

26/10/2022 - 25/10/2023: \$951,000

Comparable Properties



2/581 Whitehorse Rd MITCHAM 3132 (REI/VG) **Agent Comments**

 3  1  2

Price: \$955,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

Land Size: 241 sqm approx



1/706 Whitehorse Rd MITCHAM 3132 (VG) **Agent Comments**

 3  -  -

Price: \$945,000

Method: Sale

Date: 07/07/2023

Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit



6/43-45 Mcdowall St MITCHAM 3132 (REI) **Agent Comments**

 3  1  2

Price: \$830,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)