

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

212/569 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Mitcham

Period - From

20/12/2021

to

19/12/2022

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	12/15 New St RINGWOOD 3134	\$470,000	27/10/2022
2	21/15-17 New St RINGWOOD 3134	\$496,000	19/10/2022
3	102/5 Sherbrook Av RINGWOOD 3134	\$495,000	27/07/2022

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:

20/12/2022 13:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$535,000

Median Unit Price

20/12/2021 - 19/12/2022: \$680,000

Comparable Properties

12/15 New St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$470,000

Method:

Date: 27/10/2022

Property Type: Apartment



21/15-17 New St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$496,000

Method: Private Sale

Date: 19/10/2022

Property Type: Apartment

102/5 Sherbrook Av RINGWOOD 3134 (VG)

Agent Comments

 2  -  -

Price: \$495,000

Method: Sale

Date: 27/07/2022

Property Type: Strata Unit/Flat