

## 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

108/569 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Mitcham

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

### 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 6 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

205/569 Whitehorse Road Mitcham VIC 3132	\$490,000	02-Oct-20
205/3 Heatherbrae Avenue East Ringwood VIC 3134	\$490,000	22-Jun-20
9/11 Doncaster East Road Mitcham VIC 3132	\$490,000	17-Oct-20

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 6 months.~~

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sean kalaki

M 0450695355

E sean.kalaki@philipwebb.com.au



**205/569 Whitehorse Road Mitcham VIC 3132**

Sold Price

**\$490,000** Sold Date **02-Oct-20**

2 2 1

Distance -



**205/3 Heatherbrae Avenue East Ringwood VIC 3134**

Sold Price

Sold Date **22-Jun-20**

2 1 1

Distance **1.75km**



**9/11 Doncaster East Road Mitcham VIC 3132**

Sold Price

<sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **17-Oct-20**

1 1 1

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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