

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

3/612-616 WHITEHORSE ROAD MITCHAM VIC 3132

Indicative selling price

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

Single Price

or range
between

\$930,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2022

to

31 May 2023

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

2/581 WHITEHORSE ROAD MITCHAM VIC 3132	\$955,000	29-Apr-23
3/30 WARNES ROAD MITCHAM VIC 3132	\$982,000	15-Apr-23
9/520 MITCHAM ROAD MITCHAM VIC 3132	\$958,000	13-May-23

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.~~

This Statement of Information was prepared on: 13 June 2023



**2/581 WHITEHORSE ROAD
MITCHAM VIC 3132**

3 1 2

Sold Price

^{RS}

\$955,000

Sold Date

29-Apr-23

Distance

0.2km



**3/30 WARNES ROAD MITCHAM
VIC 3132**

3 2 2

Sold Price

^{RS}

\$982,000

Sold Date

15-Apr-23

Distance

1.16km



**9/520 MITCHAM ROAD MITCHAM
VIC 3132**

3 2 2

Sold Price

^{RS}

\$958,000

Sold Date

13-May-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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