

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	114/569 Whitehorse Road, Mitcham, VIC 3132
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Indicative selling price

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

Price Range	\$490,000	&	\$530,000
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Median sale price

Median price	\$853,000	Property Type	Unit	Suburb	Mitcham (3132)
Period - From	01/06/2023	to	31/05/2024	Source	RPDATA

Comparable property sales

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
309/435-439 WHITEHORSE ROAD, MITCHAM VIC 3132	\$590,000	23/03/2024
108/3 HEATHERBRAE AVENUE, RINGWOOD VIC 3134	\$560,000	05/02/2024
208/5 SHERBROOK AVENUE, RINGWOOD VIC 3134	\$540,000	26/03/2024

This Statement of Information was prepared on: 05/06/2024