Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3/663 Whitehorse Road, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000	&	\$900,000
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Median sale price

Median price	\$830,000	Pro	perty Type Un	it		Suburb	Mitcham
Period - From	01/10/2023	to	30/09/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	8/37 William St RINGWOOD 3134	\$905,000	13/11/2024
2	2/142 New St RINGWOOD 3134	\$830,000	03/10/2024
3	7/106 Wantirna Rd RINGWOOD 3134	\$899,000	07/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/12/2024 17:45
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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price**

Year ending September 2024: \$830,000

Comparable Properties



8/37 William St RINGWOOD 3134 (REI)



2



Price: \$905,000 Method: Private Sale Date: 13/11/2024

Property Type: Townhouse (Single) Land Size: 246 sqm approx

Agent Comments

Agent Comments



2/142 New St RINGWOOD 3134 (REI/VG)







Price: \$830,000 Method: Private Sale Date: 03/10/2024

Property Type: Townhouse (Single) Land Size: 194 sqm approx

7/106 Wantirna Rd RINGWOOD 3134 (REI)









Agent Comments

Price: \$899,000 Method: Auction Sale Date: 07/09/2024

Property Type: Townhouse (Res) Land Size: 222 sqm approx

Account - VICPROP





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