

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

3/663 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2023 to 30/09/2024 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	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 comparable properties 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)

Agent Comments

3 2 2

Price: \$905,000
Method: Private Sale
Date: 13/11/2024
Property Type: Townhouse (Single)
Land Size: 246 sqm approx



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

Agent Comments

3 3 2

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

3 2 2

Price: \$899,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Townhouse (Res)
Land Size: 222 sqm approx

Account - VICPROP