

## 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

1/445-447 MITCHAM 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Nov 2022

to

31 Oct 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

2/87 SPRINGVALE ROAD NUNAWADING VIC 3131	\$956,000	11-Nov-23
1/46 WHITEHORSE ROAD BLACKBURN VIC 3130	\$980,000	19-Oct-23
1/712 WHITEHORSE ROAD MITCHAM VIC 3132	\$920,000	11-Nov-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: 15 November 2023



**2/87 SPRINGVALE ROAD  
 NUNAWADING VIC 3131**

3 2 2

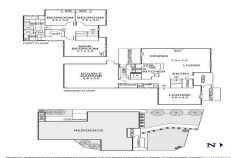
Sold Price <sup>RS</sup> **\$956,000** Sold Date **11-Nov-23**  
 Distance **1.91km**



**1/46 WHITEHORSE ROAD  
 BLACKBURN VIC 3130**

3 2 2

Sold Price <sup>RS</sup> **\$980,000** Sold Date **19-Oct-23**  
 Distance **4.57km**



**1/712 WHITEHORSE ROAD  
 MITCHAM VIC 3132**

3 2 2

Sold Price <sup>RS</sup> **\$920,000** Sold Date **11-Nov-23**  
 Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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