

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 2/702 Whitehorse Road, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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	3 Stringyleaf Gr MITCHAM 3132	\$1,145,000	03/10/2023
2	2/2 Glen Rd MITCHAM 3132	\$1,100,000	11/11/2023
3	1/22 Orient Av MITCHAM 3132	\$1,070,000	27/12/2023

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: 17/01/2024 19:16



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2023: \$1,230,000

Comparable Properties



3 Stringleaf Gr MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,145,000

Method: Private Sale

Date: 03/10/2023

Property Type: House

Land Size: 274 sqm approx



2/2 Glen Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit

Land Size: 298 sqm approx



1/22 Orient Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,070,000

Method: Private Sale

Date: 27/12/2023

Property Type: Unit

Land Size: 362 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087