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	2/702 Whitehorse Road, Mitcham Vic 3132
Including suburb and	
postcode	
posicode	

Indicative selling price

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

Median sale price

Median price	\$1,230,000	Pro	perty 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.

Ad	dress 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













Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** December guarter 2023: \$1,230,000

Comparable Properties



3 Stringyleaf Gr MITCHAM 3132 (REI/VG)

-- 3





Price: \$1,145,000 Method: Private Sale Date: 03/10/2023 Property Type: House Land Size: 274 sqm approx **Agent Comments**



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





Price: \$1,100,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

Land Size: 298 sqm approx

Agent Comments



1/22 Orient Av MITCHAM 3132 (REI)





Price: \$1,070,000 Method: Private Sale Date: 27/12/2023 Property Type: Unit

Land Size: 362 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.