

# 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 3/575 Whitehorse 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)

Range between \$790,000 & \$860,000

### Median sale price

Median price \$955,000 Property Type Townhouse Suburb Mitcham

Period - From 25/10/2022 to 24/10/2023 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	8/520 Mitcham Rd MITCHAM 3132	\$933,000	24/06/2023
2	1/30 Nymph St MITCHAM 3132	\$915,000	24/10/2023
3	3/41 Mcdowall St MITCHAM 3132	\$715,000	27/07/2023

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: 25/10/2023 17:13



 3    2    1

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median Townhouse Price**  
25/10/2022 - 24/10/2023: \$955,000

## Comparable Properties



**8/520 Mitcham Rd MITCHAM 3132 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$933,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)



**1/30 Nymph St MITCHAM 3132 (REI)**

Agent Comments

 3    2    2

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** Townhouse (Single)



**3/41 Mcdowall St MITCHAM 3132 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 27/07/2023  
**Property Type:** Townhouse (Single)

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