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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$790,000		&		\$860,000			
Median sale p	rice							
Median price	\$955,000	Pro	operty Type	Том	nhouse		Suburb	Mitcham
Period - From	25/10/2022	to	24/10/2023		So	ource	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.

Ado	dress 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



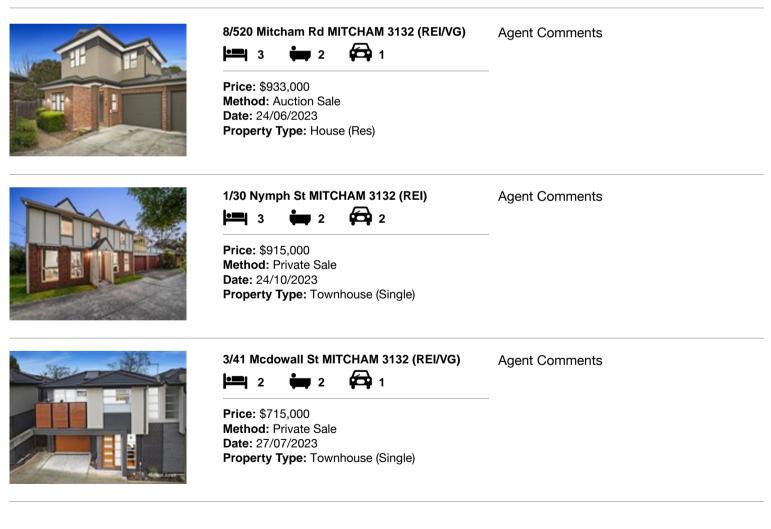






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$790,000 - \$860,000 Median Townhouse Price 25/10/2022 - 24/10/2023: \$955,000

Comparable Properties



Account - Jellis Craig | P: (03) 9908 5700





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