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

Range between $790,000 & $860,000

Median sale price

Median price $951,000 Property Type Townhouse Suburb Mitcham

Period - From 22/11/2022 to 21/11/2023 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	1/712 Whitehorse Rd MITCHAM 3132	$920,000	11/11/2023
2	1/30 Nymph St MITCHAM 3132	$915,000	24/10/2023
3	4/18 Premier Av VERMONT 3133	$810,000	04/06/2023

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: 22/11/2023 15:25

3/575 Whitehorse Road, Mitcham Vic 3132



3 2 2

Property Type: Townhouse (Single)
Land Size: 226 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Townhouse Price
22/11/2022 - 21/11/2023: $951,000

Comparable Properties



1/712 Whitehorse Rd MITCHAM 3132 (REI)

3 2 2

Price: $920,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



1/30 Nymph St MITCHAM 3132 (REI)

3 2 2

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

Agent Comments



4/18 Premier Av VERMONT 3133 (VG)

2 - -

Price: $810,000
Method: Sale
Date: 04/06/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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