

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
 Including suburb and  
 postcode

205/435-439 Whitehorse Road Mitcham VIC 3132

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
 between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

\*House

\*Unit

X

Suburb

Mitcham

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

### 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 6 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

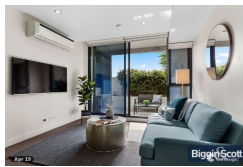
119B/1 Colombo Street Mitcham VIC 3132	\$315,400	19-Apr-19
528B/1 Colombo Street Mitcham VIC 3132	\$352,500	20-Feb-19
709B/1 Colombo Street Mitcham VIC 3132	\$325,000	18-Jun-19

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 6 months.~~

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**119B/1 Colombo Street Mitcham VIC 3132** Sold Price **\$315,400** Sold Date **19-Apr-19**  
 Distance **0.37km**

 1 
  1 
  1



**528B/1 Colombo Street Mitcham VIC 3132** Sold Price **\$352,500** Sold Date **20-Feb-19**  
 Distance **0.37km**

 1 
  1 
  1



**709B/1 Colombo Street Mitcham VIC 3132** Sold Price <sup>RS</sup> **\$325,000** Sold Date **18-Jun-19**  
 Distance **0.37km**

 1 
  1 
  1

**RS** = Recent sale      **UN** = Undisclosed Sale

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