

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

104/569 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,900

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2021

to

1 Dec 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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**

G03/3 HEATHERBRAE AVENUE EAST RINGWOOD VIC 3134	\$607,500	02-Aug-21
101/5 SHERBROOK AVENUE RINGWOOD VIC 3134	\$530,000	27-Sep-21

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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G03/3 HEATHERBRAE AVENUE EAST RINGWOOD VIC 3134	Sold Price	\$607,500	Sold Date	02-Aug-21
2  2  1			Distance	1.74km

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101/5 SHERBROOK AVENUE RINGWOOD VIC 3134	Sold Price	\$530,000	Sold Date	27-Sep-21
2  2  1			Distance	1.76km

RS = Recent sale      UN = Undisclosed Sale

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