

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

1/702 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Mitcham

Period-from

26 Feb 2024

to

26 Aug 2024

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

3/20 MCGHEE AVENUE MITCHAM VIC 3132	\$870,000	04-Jun-24
1/34 WARNES ROAD MITCHAM VIC 3132	\$863,000	13-Apr-24
24/12 IRVINE STREET MITCHAM VIC 3132	\$888,000	24-Aug-24

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.~~

This Statement of Information was prepared on: 26 August 2024

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**3/20 MCGHEE AVENUE MITCHAM
VIC 3132**

Sold Price

^{RS} **\$870,000** Sold Date **04-Jun-24**

3 1 2

Distance **0.69km**



**1/34 WARNES ROAD MITCHAM VIC
3132**

Sold Price

^{RS} **\$863,000** Sold Date **13-Apr-24**

3 1 1

Distance **0.45km**



**24/12 IRVINE STREET MITCHAM
VIC 3132**

Sold Price

^{RS} **\$888,000** Sold Date **24-Aug-24**

3 2 2

Distance **0.69km**

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

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