

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

3/4 Milne Street, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$821,650 Property Type Unit Suburb Mitcham

Period - From 01/04/2023 to 31/03/2024 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	4/42 Carween Av MITCHAM 3132	\$806,000	02/12/2023
2	28 Mckeon Rd MITCHAM 3132	\$800,000	21/02/2024
3	2/11 Walker Av MITCHAM 3132	\$766,000	18/12/2023

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:

23/05/2024 10:41



Property Type: Unit

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



4/42 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$806,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit

Land Size: 246 sqm approx



28 Mckeon Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 21/02/2024

Property Type: Unit



2/11 Walker Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$766,000

Method: Private Sale

Date: 18/12/2023

Property Type: Unit

Land Size: 190 sqm approx