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	2/4 Milne Street, Mitcham Vic 3132

Indicative selling price

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

Single price $1,068,000

Median sale price

Median price $986,000 Property Type Townhouse Suburb Mitcham

Period - From 11/06/2023 to 10/06/2024 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	14a Rotherwood Av MITCHAM 3132	$1,075,000	04/05/2024
2	2/116 Brunswick Rd MITCHAM 3132	$1,060,000	07/06/2024
3	2/5A Koroit St NUNAWADING 3131	$950,000	15/05/2024

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: 11/06/2024 17:19

2/4 Milne Street, Mitcham Vic 3132

BARRYPLANT



3 3 2

Property Type: Townhouse
Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price
$1,068,000
Median Townhouse Price
11/06/2023 - 10/06/2024: $986,000

Comparable Properties



14a Rotherwood Av MITCHAM 3132 (REI)

3 3 2

Price: $1,075,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit
Land Size: 277 sqm approx

Agent Comments



2/116 Brunswick Rd MITCHAM 3132 (REI)

3 2 2

Price: $1,060,000
Method: Sold Before Auction
Date: 07/06/2024
Property Type: Townhouse (Single)
Land Size: 183 sqm approx

Agent Comments



2/5A Koroit St NUNAWADING 3131 (REI)

3 3 1

Price: $950,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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