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 Tirana Street, Mitcham Vic 3132

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,275,000 Property Type House Suburb Mitcham

Period - From 01/04/2024 to 30/06/2024 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	29 Nicholson St NUNAWADING 3131	$1,215,000	07/09/2024
2	1 Dunfield Av MITCHAM 3132	$1,087,000	06/07/2024
3	37 Mcculloch St NUNAWADING 3131	$1,102,000	25/05/2024

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: 23/09/2024 12:29

1 Tirana Street, Mitcham Vic 3132

BARRYPLANT



3 1 1

Property Type: House
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
June quarter 2024: $1,275,000

Comparable Properties



29 Nicholson St NUNAWADING 3131 (REI)

3 1 2

Price: $1,215,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



1 Dunfield Av MITCHAM 3132 (REI/VG)

3 1 2

Price: $1,087,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



37 Mcculloch St NUNAWADING 3131 (REI/VG)

3 1 1

Price: $1,102,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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