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	10 Milne Street Mitcham VIC 3132

Indicative selling price

range between	**$1,480,000**	&	**$1,600,000**

Median sale price

Median price	$1,200,750	Property type	House	Suburb	Mitcham
Period - From	01/04/2021	to	30/06/2021	Source	R.E.I.V

Comparable property sales

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
3 Irvine Street Mitcham VIC 3132	**$1,526,000**	**30/10/2021**
13 McGhee Avenue Mitcham VIC 3132	**$1,565,000**	**19/06/2021**
5 Thomas Street Mitcham VIC 3132	**$1,602,000**	**30/10/2021**

This Statement of Information was prepared on: 18th Oct 2021