

# 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

13 Carween Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,595,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Mitcham

Period - From 01/10/2024

to 31/12/2024

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	2 Barbara St VERMONT 3133	\$1,406,000	07/12/2024
2	9 Kay Ct VERMONT 3133	\$1,610,000	11/10/2024
3	61 Alwyn St MITCHAM 3132	\$1,780,000	06/09/2024

**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:

03/02/2025 09:26



 5    2    2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,595,000

**Median House Price**

December quarter 2024: \$1,200,000

## Comparable Properties



**2 Barbara St VERMONT 3133 (REI)**

**Agent Comments**

 5    2    2

**Price:** \$1,406,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** House (Res)



**9 Kay Ct VERMONT 3133 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** House

**Land Size:** 938 sqm approx



**61 Alwyn St MITCHAM 3132 (REI/VG)**

**Agent Comments**

 4    4    2

**Price:** \$1,780,000

**Method:** Sold Before Auction

**Date:** 06/09/2024

**Property Type:** House (Res)

**Land Size:** 690 sqm approx

**Account - Barry Plant | P: 03 9842 8888**