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

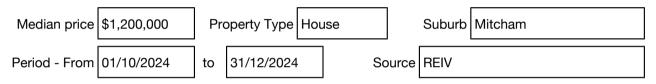
13 Carween Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$1,595,000

Median sale price



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





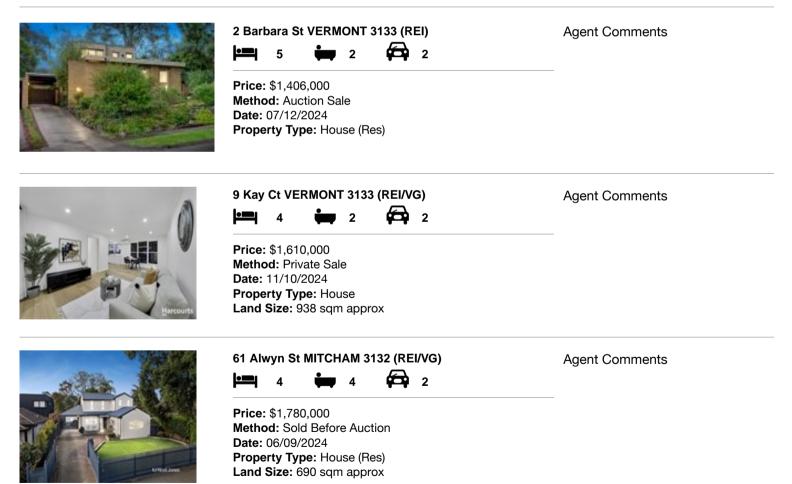




Property Type: House Agent Comments

Indicative Selling Price \$1,595,000 Median House Price December quarter 2024: \$1,200,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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