

# 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

69 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

\$1,799,000

### Median sale price

Median price

\$1,128,500

Property Type

House

Suburb

Mitcham

Period - From

01/10/2019

to

31/12/2019

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	26 Oshannessy St NUNAWADING 3131	\$1,800,000	09/11/2019
2	12 Erskine St NUNAWADING 3131	\$1,700,000	08/12/2019
3	43 Rosstrevor Cr MITCHAM 3132	\$1,680,000	09/11/2019

**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:

24/02/2020 17:16



4   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,799,000

**Median House Price**

December quarter 2019: \$1,128,500

## Comparable Properties



**26 Oshannessy St NUNAWADING 3131 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 09/11/2019

**Property Type:** House

**Land Size:** 644 sqm approx



**12 Erskine St NUNAWADING 3131 (REI)**

Agent Comments

4   2   2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 08/12/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 703 sqm approx



**43 Rosstrevor Cr MITCHAM 3132 (REI)**

Agent Comments

4   2   2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 652 sqm approx