

# 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)

Range between \$1,250,000

&

\$1,320,000

### 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	3 Florence St BLACKBURN 3130	\$1,295,000	03/08/2019
2	2 Weigela Ct FOREST HILL 3131	\$1,255,000	31/08/2019
3	13 Fellows St MITCHAM 3132	\$1,250,000	26/07/2019

**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:

22/01/2020 12:25



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 738 sqm approx

Agent Comments

## Comparable Properties



**3 Florence St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,295,000

**Method:** Auction Sale

**Date:** 03/08/2019

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

**2 Weigela Ct FOREST HILL 3131 (REI/VG)**

Agent Comments



**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** House (Res)

**Land Size:** 617 sqm approx



**13 Fellows St MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 26/07/2019

**Property Type:** House (Res)

**Land Size:** 442 sqm approx