Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	13 Carween Avenue, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,250,000	&	\$1,320,000

Median sale price

Median price	\$1,128,500	Pro	perty 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.

Ad	dress 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

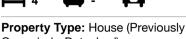




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Indicative Selling Price \$1,250,000 - \$1,320,000 **Median House Price** December quarter 2019: \$1,128,500





Occupied - Detached) Land Size: 738 sqm approx

Agent Comments

Comparable Properties



3 Florence St BLACKBURN 3130 (REI/VG)





Price: \$1,295,000 Method: Auction Sale Date: 03/08/2019

Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments

2 Weigela Ct FOREST HILL 3131 (REI/VG)





Price: \$1,255,000 Method: Auction Sale Date: 31/08/2019

Property Type: House (Res) Land Size: 617 sqm approx

Agent Comments



13 Fellows St MITCHAM 3132 (REI/VG)



Price: \$1,250,000

Method: Sold Before Auction

Date: 26/07/2019

Property Type: House (Res) Land Size: 442 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



