

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

2/40 Carween Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Mitcham

Period - From

01/01/2021

to

31/03/2021

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	2/2 Cecil Ct MITCHAM 3132	\$947,000	27/03/2021
2	5/50 Creek Rd MITCHAM 3132	\$900,000	20/03/2021
3	1/1 Premier Av MITCHAM 3132	\$920,000	09/02/2021

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:

27/05/2021 11:46

2/40 Carween Avenue, Mitcham Vic 3132



Adrian Nyariri

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2021: \$762,500



3 2 2

Property Type: Unit

Land Size: 380 sqm approx

Agent Comments

Comparable Properties



2/2 Cecil Ct MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$947,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit

Land Size: 511 sqm approx



5/50 Creek Rd MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$900,000

Method: Auction Sale

Date: 20/03/2021

Rooms: 5

Property Type: Unit

Land Size: 250 sqm approx



1/1 Premier Av MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 09/02/2021

Property Type: House

Land Size: 331 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.