

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

Single price

\$1,550,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

01/10/2024

to

31/12/2024

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 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:

04/02/2025 15:15



 5  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000

Median House Price

December quarter 2024: \$1,200,000

Comparable Properties



2 Barbara St VERMONT 3133 (REI)

Agent Comments

 5  2  2

Price: \$1,406,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)



9 Kay Ct VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,610,000

Method: Private Sale

Date: 11/10/2024

Property Type: House

Land Size: 938 sqm approx



61 Alwyn St MITCHAM 3132 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,780,000

Method: Sold Before Auction

Date: 06/09/2024

Property Type: House (Res)

Land Size: 690 sqm approx

Account - Barry Plant | P: 03 9842 8888