Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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 \$1,200,00) Pro	operty Type Ho	use	Suburb	Mitcham
Period - From 01/10/202	4 to	31/12/2024	Sou	rce 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

real section comparable property			Date of care
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



Date of sale







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)

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Agent Comments

Price: \$1,406,000 **Method:** Auction Sale **Date:** 07/12/2024

Property Type: House (Res)



9 Kay Ct VERMONT 3133 (REI/VG)

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Price: \$1,610,000 Method: Private Sale Date: 11/10/2024 Property Type: House Land Size: 938 sqm approx **Agent Comments**



61 Alwyn St MITCHAM 3132 (REI/VG)

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Price: \$1,780,000

Method: Sold Before Auction

Date: 06/09/2024

Property Type: House (Res) **Land Size:** 690 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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