

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

1/10 Carween Avenue, Mitcham Vic 3132

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$716,500

House

Unit

X

Suburb

Mitcham

Period - From 01/04/2019

to

30/06/2019

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	1/83 Percy St MITCHAM 3132	\$1,125,000	29/04/2019
2	2/31 Glenburnie Rd MITCHAM 3132	\$950,000	29/07/2019
3	1/47 Milton St NUNAWADING 3131	\$950,000	13/07/2019

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.

**Rooms:****Property Type:** Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

June quarter 2019: \$716,500

Comparable Properties

**1/83 Percy St MITCHAM 3132 (REI/VG)**

Agent Comments

**Price:** \$1,125,000**Method:** Private Sale**Date:** 29/04/2019**Rooms:** 5**Property Type:** Townhouse (Res)**2/31 Glenburnie Rd MITCHAM 3132 (REI)**

Agent Comments

**Price:** \$950,000**Method:** Private Sale**Date:** 29/07/2019**Rooms:** 7**Property Type:** Townhouse (Single)**1/47 Milton St NUNAWADING 3131 (REI)**

Agent Comments

**Price:** \$950,000**Method:** Auction Sale**Date:** 13/07/2019**Rooms:** -**Property Type:** Townhouse (Res)