#### 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	1/10 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 \$950,000 & \$1,045,000	Range between	\$950,000	&	\$1,045,000	
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#### Median sale price

Median price	\$716,500	Hou	se	Unit	Х	Suburb	Mitcham
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

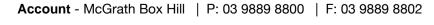
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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## **McGrath**





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)





Price: \$1,125,000 Method: Private Sale Date: 29/04/2019

Rooms: 5

Property Type: Townhouse (Res)

**Agent Comments** 



2/31 Glenburnie Rd MITCHAM 3132 (REI)







Price: \$950,000 Method: Private Sale Date: 29/07/2019

Rooms: 7

Property Type: Townhouse (Single)

Agent Comments

1/47 Milton St NUNAWADING 3131 (REI)





Price: \$950.000 Method: Auction Sale Date: 13/07/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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