

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	4/44 Carween Avenue, Mitcham Vic 3132
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$617,500	House		Unit	X	Suburb	Mitcham
Period - From	01/04/2018	to	31/03/2019	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	3/126 Brunswick Rd MITCHAM 3132	\$651,000	12/04/2019
2	2/307-309 Canterbury Rd FOREST HILL 3131	\$642,000	21/02/2019
3	4/13 Doncaster East Rd MITCHAM 3132	\$637,000	02/03/2019

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.



2 2 2

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2019: \$617,500

Comparable Properties



3/126 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$651,000

Method: Private Sale

Date: 12/04/2019

Rooms: -

Property Type: Townhouse (Res)



2/307-309 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2 1 2

Price: \$642,000

Method: Private Sale

Date: 21/02/2019

Rooms: 3

Property Type: Unit

Land Size: 367 sqm approx



4/13 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$637,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 3

Property Type: Unit