

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

1/33 Carween Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$824,444

Property Type Unit

Suburb Mitcham

Period - From 01/10/2020

to 30/09/2021

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	2/30 Brunswick Rd MITCHAM 3132	\$645,000	20/05/2021
2	2/2 Berry Av MITCHAM 3132	\$610,000	05/10/2021
3	4/30 Mount Pleasant Rd NUNAWADING 3131	\$602,000	31/07/2021

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:

15/11/2021 16:39



Property Type:

Agent Comments

Comparable Properties



2/30 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments



Price: \$645,000

Method: Sale

Date: 20/05/2021

Property Type: Flat/Unit/Apartment (Res)



2/2 Berry Av MITCHAM 3132 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 05/10/2021

Property Type: Unit



4/30 Mount Pleasant Rd NUNAWADING 3131 (VG)

Agent Comments



Price: \$602,000

Method: Sale

Date: 31/07/2021

Property Type: Flat/Unit/Apartment (Res)