

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

2/1A Carween Avenue, Mitcham, VIC 3132

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

29/04/2024

to

28/10/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/ 26 Carween Av, Mitcham Vic	\$830,000	04/10/2024
2	2/ 42-44 Mcclares Rd, Vermont Vic	\$827,000	23/08/2024
3	12/ 385 Mitcham Rd, Mitcham Vic	\$850,000	08/08/2024

This Statement of Information was prepared on:

29/10/2024



 2
  2
  2

Property Type: FlatUnitApartmentTownhouse

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending October 2024: \$1,200,000

Comparable Properties



1/ 26 Carween Av, Mitcham Vic

 2
  1
  2

Price: \$830,000

Method: Private Sale

Date: 04/10/2024

Property Type: Unit

Land Size: 383 sqm approx



2/ 42-44 Mcclares Rd, Vermont Vic

 2
  2
  2

Price: \$827,000

Method: Private Sale

Date: 23/08/2024

Property Type: Unit



12/ 385 Mitcham Rd, Mitcham Vic

 2
  2
  2

Price: \$850,000

Method: Private Sale

Date: 08/08/2024

Property Type: Unit

Land Size: 237 sqm approx

Account - Woodards Blackburn | P: 9894 1000