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	Pro	operty Type	Ηοι	use		Suburb	Mitcham		
Period - From	29/04/2024	to	28/10/202	4	So	urce	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





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Property Type: FlatUnitApartmentTownhouse Mark Johnstone 0398941000 0417 377 916 mjohnstone@woodards.com.au 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

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

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Price: \$827,000 Method: Private Sale Date: 23/08/2024 Property Type: Unit



12/385 Mitcham Rd, Mitcham Vic

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Price: \$850,000 Method: Private Sale Date: 08/08/2024 Property Type: Unit Land Size: 237 sqm approx

Account - Woodards Blackburn | P: 9894 1000



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MARKETING CAMPAIGN