Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 70 Carween Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$835,000		&		\$918,500			
Median sale pr	rice							
Median price	\$900,500	Pro	operty Type	Hou	se		Suburb	Mitcham
Period - From	08/11/2018	to	07/11/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Purches St MITCHAM 3132	\$910,000	17/08/2019
2	80 Heatherdale Rd MITCHAM 3132	\$855,000	28/09/2019
3	12 Clive St MITCHAM 3132	\$835,000	12/10/2019

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.

This Statement of Information was prepared on:

08/11/2019 13:34









Property Type: House Land Size: 672 sqm approx Agent Comments

Indicative Selling Price \$835,000 - \$918,500 **Median House Price** 08/11/2018 - 07/11/2019: \$900,500

Comparable Properties



Price: \$855,000

7 Purches St MITCHAM 3132 (REI) **Ý** 1

Price: \$910,000 Method: Auction Sale Date: 17/08/2019 Rooms: 7 Property Type: House (Res) Land Size: 703 sqm approx

80 Heatherdale Rd MITCHAM 3132 (REI)

Agent Comments

Agent Comments



Method: Auction Sale Date: 28/09/2019 Property Type: House Land Size: 711 sqm approx



12 Clive St MITCHAM 3132 (REI) 1 🖸 **L** 3

Agent Comments

Price: \$835,000 Method: Auction Sale Date: 12/10/2019 Property Type: House (Res) Land Size: 770 sqm approx

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.