

# 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

1/55 Carween Avenue, Mitcham, VIC 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$865,000

### Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

18/06/2024

to

17/12/2024

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 40b Churinga Av, Mitcham Vic	\$861,000	11/11/2024
2 1/ 46 Lorikeet St, Nunawading Vic	\$830,000	11/09/2024
3 5/ 639 Canterbury Rd, Vermont Vic	\$800,000	03/07/2024

This Statement of Information was prepared on:

18/12/2024