

# 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

20A 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 \$800,000 & \$880,000

### Median sale price

Median price \$810,500 Property Type Unit Suburb Mitcham

Period - From 01/10/2022 to 30/09/2023 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	1/5 Ferris Av MITCHAM 3132	\$850,000	11/10/2023
2	2/275 Springvale Rd NUNAWADING 3131	\$808,000	09/09/2023
3	2/95 Springvale Rd NUNAWADING 3131	\$800,000	04/09/2023

**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:

29/11/2023 11:04



 3    2    2

**Property Type:** Unit

**Land Size:** 551 sqm approx

Agent Comments

## Comparable Properties



**1/5 Ferris Av MITCHAM 3132 (REI)**

Agent Comments

 3    2    2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** Unit

**Land Size:** 262 sqm approx



**2/275 Springvale Rd NUNAWADING 3131 (REI)** Agent Comments

 3    1    2

**Price:** \$808,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Unit

**Land Size:** 245 sqm approx



**2/95 Springvale Rd NUNAWADING 3131 (REI)** Agent Comments

 3    1    1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 04/09/2023

**Property Type:** Unit

**Land Size:** 331 sqm approx