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

22a 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	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Hou	ise		Suburb	Mitcham
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	22 Peel St MITCHAM 3132	\$1,360,000	27/02/2023
2	13 Glen Rd MITCHAM 3132	\$1,330,000	04/03/2023
3	16a Premier Av VERMONT 3133	\$1,025,000	29/04/2023

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:

10/08/2023 15:23



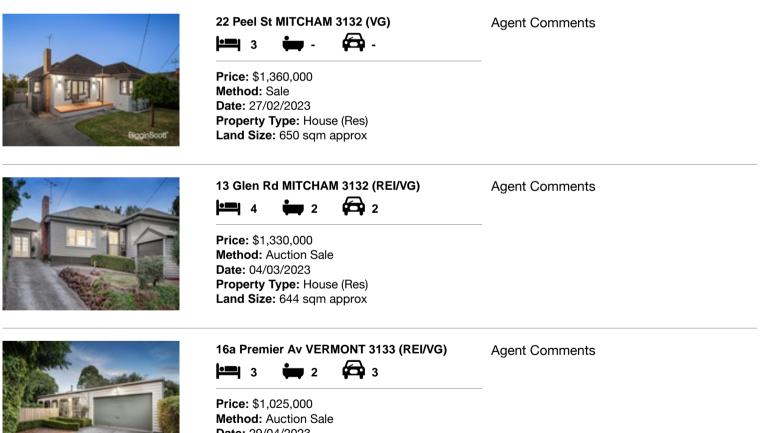






Property Type: House (Previously Occupied - Detached) Land Size: 589 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price June quarter 2023: \$1,200,000

Comparable Properties



Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 613 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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