

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

3/26 Carween Avenue, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 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.

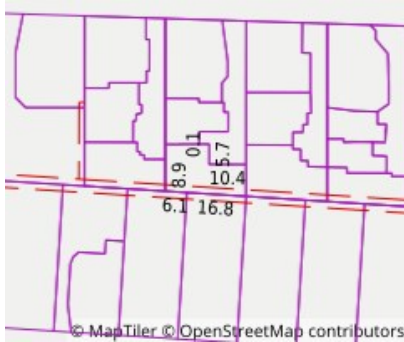
	Address of comparable property	Price	Date of sale
1	1/31 Halls Pde MITCHAM 3132	\$950,000	25/11/2023
2	4/42 Carween Av MITCHAM 3132	\$806,000	02/12/2023
3	1/119 Rooks Rd NUNAWADING 3131	\$785,000	18/10/2023

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:

25/01/2024 18:15



 3
  2
  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

December quarter 2023: \$820,000

Comparable Properties



1/31 Halls Pde MITCHAM 3132 (REI)

Agent Comments

 3
  2
  2

Price: \$950,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit

Land Size: 319 sqm approx



4/42 Carween Av MITCHAM 3132 (REI)

Agent Comments

 2
  1
  2

Price: \$806,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit

Land Size: 246 sqm approx

1/119 Rooks Rd NUNAWADING 3131 (VG)

Agent Comments

 3
  -
  -

Price: \$785,000

Method: Sale

Date: 18/10/2023

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit

Account - Barry Plant | P: 03 9842 8888