

# 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

70 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 \$835,000 & \$918,500

### Median sale price

Median price \$900,500 Property Type House Suburb Mitcham

Period - From 08/11/2018 to 07/11/2019 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	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



3   1   1

**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



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

Agent Comments

4   1   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

5   3   5

**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 28/09/2019  
**Property Type:** House  
**Land Size:** 711 sqm approx



**12 Clive St MITCHAM 3132 (REI)**

Agent Comments

3   1   1

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