

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

1/7 CARWEEN AVENUE MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mitcham

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

2/68 CARWEEN AVENUE MITCHAM VIC 3132	\$968,000	19-May-23
2/24 SHADY GROVE NUNAWADING VIC 3131	\$980,000	22-Mar-23
1/35 MCCLARES ROAD VERMONT VIC 3133	\$990,000	02-Apr-23

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 6 months.

This Statement of Information was prepared on: 05 June 2023


**2/68 CARWEEN AVENUE
MITCHAM VIC 3132**

 3
  2
  2

Sold Price

^{RS} **\$968,000** Sold Date **19-May-23**

 Distance **0.6km**

**2/24 SHADY GROVE
NUNAWADING VIC 3131**

 3
  2
  2

Sold Price

^{RS} **\$980,000** Sold Date **22-Mar-23**

 Distance **0.92km**

**1/35 MCCLARES ROAD VERMONT
VIC 3133**

 3
  2
  2

Sold Price

^{RS} **\$990,000** Sold Date **02-Apr-23**

 Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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