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	1/24 Carween Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $1,230,000 Property Type House Suburb Mitcham

Period - From 01/07/2023 to 30/06/2024 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	1/7 Homewood St NUNAWADING 3131	$1,231,500	23/05/2024
2	6/38 Diosma Cr NUNAWADING 3131	$1,140,000	31/01/2024
3	19/12 Short St VERMONT 3133	$1,116,000	11/07/2024

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: 22/07/2024 10:53

1/24 Carween Avenue, Mitcham Vic 3132

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Single)
Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
Year ending June 2024: $1,230,000

Comparable Properties



1/7 Homewood St NUNAWADING 3131 (REI)

3 2 2

Price: $1,231,500
Method: Sold Before Auction
Date: 23/05/2024
Property Type: Townhouse (Res)
Land Size: 316 sqm approx

Agent Comments



6/38 Diosma Cr NUNAWADING 3131 (REI/VG)

3 2 2

Price: $1,140,000
Method: Private Sale
Date: 31/01/2024
Property Type: Townhouse (Res)
Land Size: 201 sqm approx

Agent Comments



19/12 Short St VERMONT 3133 (REI)

3 2 2

Price: $1,116,000
Method: Sold Before Auction
Date: 11/07/2024
Property Type: Townhouse (Res)

Agent Comments

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