

## 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

30 CULWELL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$915,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Mitcham

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/60 CARWEEN AVENUE MITCHAM VIC 3132	\$820,000	06-Jun-24
1/4 HARRISON STREET MITCHAM VIC 3132	\$847,000	26-Mar-24
2/2 HOPETOUN STREET MITCHAM VIC 3132	\$865,000	13-Apr-24

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.

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**1/60 CARWEEN AVENUE MITCHAM** Sold Price

<sup>RS</sup>

**\$820,000**

Sold Date **06-Jun-24**

2 1 1

Distance **1.81km**



**1/4 HARRISON STREET MITCHAM** Sold Price

**\$847,000**

Sold Date **26-Mar-24**

2 1 1

Distance **1.73km**



**2/2 HOPETOUN STREET MITCHAM** Sold Price

<sup>RS</sup>

**\$865,000**

<sup>UN</sup>

Sold Date **13-Apr-24**

2 1 1

Distance **0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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