

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

12 Karens Close, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,490,000

&

\$1,639,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Mitcham

Period - From 01/07/2019

to 30/06/2020

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		
2		
3		

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:

16/09/2020 16:32

12 Karens Close, Mitcham Vic 3132



PhilipWebb

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Indicative Selling Price

\$1,490,000 - \$1,639,000

Median House Price

Year ending June 2020: \$1,025,000



4 2 2

Property Type: House (Res)

Land Size: 456 sqm approx

Agent Comments

Property is situated in a Tranquil part of Mitcham backing on to the Yarran Dheran Reserve, this five bedroom home strikes a beautiful balance between timeless sophistication and contemporary ease. Perfect for a large or growing family, a grand entrance with a stacked stone feature wall welcomes, offering a concealed storage cupboard and secure internal access to the remote double garage. Ascending to the upper floor via an open staircase, you'll discover a spectacular living and dining hub serviced by a granite-topped kitchen boasting S/S appliances. Comprising a large study/5th Bed.

Comparable Properties

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.

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.