

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

4/1 Orient Avenue, Mitcham, VIC 3132

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mitcham

Period - From

29/05/2024

to

28/11/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/ 1 Orient Av, Mitcham Vic	\$1,550,000	08/11/2024
2 1/ 1 Orient Av, Mitcham Vic	\$1,650,000	06/10/2024
3 3/1 Orient Av, Mitcham Vic	\$1,455,000	29/10/24

This Statement of Information was prepared on:

29/11/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.