

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 29 Ormond 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 & \$975,000

Median sale price

Median price \$940,000

Property type HOUSE

Suburb MITCHAM

Period - From 06/05/2020

to

06/10/2020

Source PRICE FINDER

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 |
|-------------------------------------|-----------|--------------|
| 20 DEAKINS STREET, MITCHAM VIC 3132 | \$891,000 | 27/07/2020 |
| 2 MILNE STREET, MITCHAM VIC 31332 | \$920,000 | 16/05/2020 |
| 6 HARDWOOD COURT, MITCHAM VIC 3132 | \$945,000 | 30/05/2020 |

This Statement of Information was prepared on: 06/10/2020