

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 1/28 Orient 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 \$550,000 & \$600,000

Median sale price

Median price \$758,000 Property type Unit Suburb Mitcham

Period - From 1/10/2019 to 31/12/2019 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
2/5 Rupert Street, MITCHAM 3132	\$600,000	13/3/2020
4/14 Terrara Road, VERMONT 3133	\$585,100	2/10/2019
2/72 Doncaster East Road MITCHAM 3132	\$550,000	26/10/2019

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: 23/03/2020 09:19



Property Type: Land
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2019: \$758,000

Comparable Properties



2/5 Rupert St MITCHAM 3132 (REI)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 13/03/2020
Rooms: 3
Property Type: Unit
Land Size: 136 sqm approx



4/14 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$585,100
Method: Sold Before Auction
Date: 02/10/2019
Property Type: Unit

2/72 Doncaster East Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Apartment