

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

44 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,276,250

Property Type House

Suburb Mitcham

Period - From 01/01/2022

to 31/03/2022

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	8 St Helens Ct VERMONT 3133	\$1,360,000	22/11/2021
2	7 Reserve Av MITCHAM 3132	\$1,272,500	31/03/2022
3	24 Barbara St VERMONT 3133	\$1,212,000	19/02/2022

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:

28/04/2022 17:59



3 1 2

Property Type: House
Land Size: 680 sqm approx

Agent Comments

Garage plus undercover carport, family room/ bedroom 4 option

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2022: \$1,276,250

Comparable Properties



8 St Helens Ct VERMONT 3133 (REI/VG)

Agent Comments

3 1 3

Price: \$1,360,000

Method: Private Sale

Date: 22/11/2021

Property Type: House (Res)

Land Size: 550 sqm approx

7 Reserve Av MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$1,272,500

Method: Sold Before Auction

Date: 31/03/2022

Property Type: House (Res)

Land Size: 728 sqm approx



24 Barbara St VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$1,212,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 724 sqm approx