

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

64 Ormond Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,053,000

Property Type House

Suburb Mitcham

Period - From 01/04/2020

to

31/03/2021

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	28 Bruce St MITCHAM 3132	\$1,036,000	22/05/2021
2	9 Charles St NUNAWADING 3131	\$1,140,000	22/05/2021
3	414 Springfield Rd MITCHAM 3132	\$1,150,000	19/04/2021

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:

17/06/2021 15:53



4 2 2

Property Type:

Land Size: 589 sqm approx sqm approx

Agent Comments

1960's brick veneer home. Original bathrooms, early 1980's extension. Tandem garage

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2021: \$1,053,000

Comparable Properties



28 Bruce St MITCHAM 3132 (REI)

3 1 2

Price: \$1,036,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Similar location, age of property and land size. Smaller accommodation



9 Charles St NUNAWADING 3131 (REI)

4 1 1

Price: \$1,140,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 691 sqm approx

Agent Comments

Larger land size, similar accommodation



414 Springfield Rd MITCHAM 3132 (REI)

4 3 4

Price: \$1,150,000

Method: Private Sale

Date: 19/04/2021

Property Type: House

Land Size: 582 sqm approx

Agent Comments

Similar location and land size. Renovations are more recent