Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	2/5 Orient Avenue, Mitcham Vic 3132
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000 & \$748,000	
-------------------------------------	--

Median sale price

Median price	\$698,500	Pro	perty Type	Unit		Suburb	Mitcham
Period - From	01/01/2019	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

Add	dress of comparable property	Price	Date of sale
1	3/33 Orient Av MITCHAM 3132	\$790,000	14/10/2019
2	5/25 Glenburnie Rd MITCHAM 3132	\$701,000	12/01/2020
3	2/3 Halls Pde MITCHAM 3132	\$681,000	03/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2020 11:08
--	------------------









Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price \$680,000 - \$748,000 Median Unit Price Year ending December 2019: \$698,500

Comparable Properties

3/33 Orient Av MITCHAM 3132 (VG)

💻 2 👆 - 🛱

Price: \$790,000 Method: Sale Date: 14/10/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

5/25 Glenburnie Rd MITCHAM 3132 (REI)

💾 2 🖢 1 🛱

Price: \$701,000 Method: Private Sale Date: 12/01/2020 Property Type: Unit **Agent Comments**



2/3 Halls Pde MITCHAM 3132 (REI/VG)

■ 2 • 1

1

Price: \$681,000 Method: Private Sale Date: 03/10/2019 Property Type: Unit

Land Size: 200 sqm approx

Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000



