



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$910,000 - \$1,000,000

**Median House Price**

Year ending March 2017: \$956,000

## Comparable Properties



**58 Orient Av MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$1,062,000  
**Method:** Auction Sale  
**Date:** 03/12/2016  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 618 sqm



**18 Fisher St FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 584 sqm



**44 Wattle Valley Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 19/11/2016  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 588 sqm

## 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

2 Garden Avenue, Mitcham Vic 3132

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$910,000

&amp;

\$1,000,000

## Median sale price

Median price \$956,000

House

X

Suburb

Mitcham

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
58 Orient Av MITCHAM 3132	\$1,062,000	03/12/2016
18 Fisher St FOREST HILL 3131	\$1,000,000	11/02/2017
44 Wattle Valley Rd MITCHAM 3132	\$925,000	19/11/2016