

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

95 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price \$949,000

Median sale price

Median price \$1,000,000

House

X

Unit

Suburb Mitcham

Period - From 01/04/2018

to 30/06/2018

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	42 Churinga Av MITCHAM 3132	\$985,000	30/06/2018
2	68 Cochrane St MITCHAM 3132	\$954,000	26/05/2018
3	5 Devlin St VERMONT 3133	\$950,000	19/07/2018

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.



3 2 3

Rooms:

Property Type: House (Res)

Land Size: 556 sqm approx

Agent Comments

Comparable Properties



42 Churinga Av MITCHAM 3132 (REI)

Agent Comments

4 1 2

Price: \$985,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 740 sqm approx

68 Cochrane St MITCHAM 3132 (REI)

Agent Comments

3 - -

Price: \$954,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House

Land Size: 696 sqm approx



5 Devlin St VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Sold Before Auction

Date: 19/07/2018

Rooms: 6

Property Type: House (Res)