

STATEMENT OF INFORMATION

1/22 ORIENT AVENUE, MITCHAM, VIC 3132
PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/22 ORIENT AVENUE, MITCHAM, VIC 3132 🕮 3 🕒 2 🚓 2

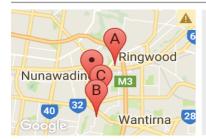
Indicative Selling Price

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

Price Range: \$820,000 to \$900,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



MITCHAM, VIC, 3132

Suburb Median Sale Price (Unit)

\$506,000

01 January 2018 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2/4 JAMES AVE, MITCHAM, VIC 3132







Sale Price

\$900,000

Sale Date: 19/12/2017

Distance from Property: 1.7km





2/23 MORACK RD, VERMONT, VIC 3133









Sale Price

\$890,000

Sale Date: 09/12/2017

Distance from Property: 1.7km





3/696 CANTERBURY RD, VERMONT, VIC







Sale Price

\$900.000

Sale Date: 28/10/2017

Distance from Property: 997m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

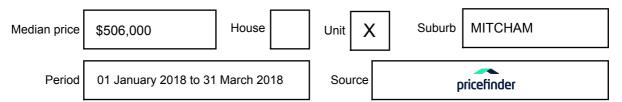
Address Including suburb and postcode	1/22 ORIENT AVENUE, MITCHAM, VIC 3132
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Indicative selling price

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Price Range: \$820,000 to \$900,000

Median sale price



Comparable property sales

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
2/4 JAMES AVE, MITCHAM, VIC 3132	\$900,000	19/12/2017
2/23 MORACK RD, VERMONT, VIC 3133	\$890,000	09/12/2017
3/696 CANTERBURY RD, VERMONT, VIC 3133	\$900,000	28/10/2017