



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: 

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  3  2  2

Sale Price

\$900,000

Sale Date: 19/12/2017

Distance from Property: 1.7km



2/23 MORACK RD, VERMONT, VIC 3133  3  3  2

Sale Price

\$890,000

Sale Date: 09/12/2017

Distance from Property: 1.7km



3/696 CANTERBURY RD, VERMONT, VIC  3  2  -

Sale Price

\$900,000

Sale Date: 28/10/2017

Distance from Property: 997m



This report has been compiled on 05/04/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

Indicative selling price

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

Price Range:

\$820,000 to \$900,000

Median sale price

Median price

\$506,000

House

Unit

X

Suburb

MITCHAM

Period

01 January 2018 to 31 March 2018

Source



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