

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 36 ORIENT AVENUE, MITCHAM VIC 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,050,000 & \$ 1,150,000

Median sale price

Median price \$ 1.050,000

Property type HOUSE

Suburb MITCHAM

Period - From

to

Source CORELOGIC

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 4/14 Wooddale Grove, Mitcham VIC 3132	\$ 1,100,000	20 JAN 2021
2 3/14 Wooddale Grove, Mitcham VIC 3132	\$ 1,080,000	15 JAN 2020
3 2/14 Wooddale Grove, Mitcham VIC 3132	\$ 1,100,000	30 OCT 2020

This Statement of Information was prepared on: 19th February 2021