

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

63 Ormond Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,257,500

Property Type House

Suburb Mitcham

Period - From 01/01/2021

to

31/03/2021

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	64 Ormond Av MITCHAM 3132	\$1,140,000	26/06/2021
2	11 Mountfield Rd MITCHAM 3132	\$1,110,000	26/06/2021
3	6 Barnsley St NUNAWADING 3131	\$995,000	30/01/2021

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.~~

This Statement of Information was prepared on:

28/06/2021 15:40



3 1 0

Rooms: 6
Property Type: House
Land Size: 588.881 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
March quarter 2021: \$1,257,500

Comparable Properties



64 Ormond Av MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,140,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House
Land Size: 586 sqm approx



11 Mountfield Rd MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$1,110,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 601 sqm approx



6 Barnsley St NUNAWADING 3131 (VG)

Agent Comments

3 - -

Price: \$995,000
Method: Sale
Date: 30/01/2021
Property Type: House (Res)
Land Size: 613 sqm approx