

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

2/1 Orient Avenue, Mitcham, VIC 3132

Indicative selling price

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

Single price

\$1,595,000

or range between

&

Median sale price

Median price

\$ 1,200,000

Property type

House

Suburb

Mitcham

Period - From

22/04/2024

to

21/10/2024

Source

pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/ 1 Orient Av, Mitcham Vic	\$1,650,000	06/10/2024
2			
3			

This Statement of Information was prepared on:

22/10/2024