

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 1/10 Orient Avenue, Mitcham, VIC, 3132

Indicative selling price

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

Price Range \$730,000 - \$799,000

Median sale price

Median price \$608,000

*House

*Unit

X

Suburb Mitcham

Period - From 01 APR 2018

to 31 JUNE 2018

Source REIV

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
9/74-78 DONCASTER EAST ROAD, MITCHAM, VIC,3132	\$765,000	24 MAR 2018
6/64-70 DONCASTER EAST, ROAD, MITCHAM, VIC, 3132	\$779,000	09 MAR 2018
7/490 MITCHAM ROAD, MITCHAM, VIC,3132	\$750,000	02 JUNE 2018