Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/41 Orient Avenue, Mitcham Vic 3132

Indicative selling price

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

Single price \$587,000

Median sale price

| Median price | \$830,000 | Pro | perty Type Uni | t | | Suburb | Mitcham |
|---------------|------------|-----|----------------|----|------|--------|---------|
| Period - From | 01/07/2024 | to | 30/09/2024 | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 4/24 Creek Rd MITCHAM 3132 | \$585,000 | 06/11/2024 |
| 2 | 4/4 Short St VERMONT 3133 | \$495,000 | 15/10/2024 |
| 3 | 7/513 Mitcham Rd VERMONT 3133 | \$630,000 | 02/10/2024 |

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.

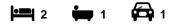
This Statement of Information was prepared on:

04/12/2024 12:57









Property Type: Unit Agent Comments

Indicative Selling Price \$587,000 Median Unit Price September quarter 2024: \$830,000

Comparable Properties

| BoghScort | 4/24 Creek Rd MITCHAM 3132 (REI) 2 1 2 1 Price: \$585,000 Method: Private Sale Date: 06/11/2024 Property Type: Unit | Agent Comments |
|-----------|--|----------------|
| | 4/4 Short St VERMONT 3133 (REI) 2 1 2 1 Price: \$495,000 Method: Private Sale Date: 15/10/2024 Property Type: Unit | Agent Comments |
| | 7/513 Mitcham Rd VERMONT 3133 (REI/VG) 2 1 1 1 Price: \$630,000 Method: Private Sale Date: 02/10/2024 Property Type: Unit | Agent Comments |

Account - Barry Plant | P: 03 9842 8888



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