

# 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

1/41 Orient Avenue, Mitcham Vic 3132

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$587,000

### Median sale price

Median price \$830,000

Property Type Unit

Suburb Mitcham

Period - From 01/07/2024

to 30/09/2024

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	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



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**Property Type:** Unit  
**Agent Comments**

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

## Comparable Properties



**4/24 Creek Rd MITCHAM 3132 (REI)**

[Agent Comments](#)

 2    1    1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 06/11/2024  
**Property Type:** Unit



**4/4 Short St VERMONT 3133 (REI)**

[Agent Comments](#)

 2    1    1

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 15/10/2024  
**Property Type:** Unit



**7/513 Mitcham Rd VERMONT 3133 (REI/VG)**

[Agent Comments](#)

 2    1    1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 02/10/2024  
**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888