

## 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

27 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)

Range between

\$850,000

&

\$890,000

#### Median sale price

Median price

\$1,000,000

House

X

Unit

Suburb

Mitcham

Period - From

01/04/2018

to

30/06/2018

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	32 Barbara St VERMONT 3133	\$886,000	30/06/2018
2	21 Blanche Dr VERMONT 3133	\$880,000	01/05/2018
3	20 Lorikeet St NUNAWADING 3131	\$850,000	23/07/2018

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$890,000  
**Median House Price**  
 June quarter 2018: \$1,000,000

## Comparable Properties

**32 Barbara St VERMONT 3133 (VG)**

Agent Comments



**Price:** \$886,000  
**Method:** Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 727 sqm approx



**21 Blanche Dr VERMONT 3133 (REI/VG)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 01/05/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx



**20 Lorikeet St NUNAWADING 3131 (REI)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 23/07/2018  
**Rooms:** 6  
**Property Type:** House