

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

63 Ormond Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$940,000 & \$1,000,000

Median sale price

Median price \$1,152,500 Property Type House Suburb Mitcham

Period - From 25/07/2022 to 24/07/2023 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	30 Church St MITCHAM 3132	\$1,020,000	18/03/2023
2	19 Sunnyside Av NUNAWADING 3131	\$982,000	01/04/2023
3	51 Rooks Rd MITCHAM 3132	\$950,000	02/04/2023

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:

25/07/2023 14:41



3 1 1

Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$1,000,000
Median House Price
25/07/2022 - 24/07/2023: \$1,152,500

Comparable Properties



30 Church St MITCHAM 3132 (REI/VG)

Agent Comments

4 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 604 sqm approx



19 Sunnyside Av NUNAWADING 3131 (REI/VG) **Agent Comments**

4 2 -

Price: \$982,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House
Land Size: 651 sqm approx



51 Rooks Rd MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$950,000
Method: Auction Sale
Date: 02/04/2023
Property Type: House (Res)
Land Size: 715 sqm approx

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