

## 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 SALVANA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,203,700

Property type

House

Suburb

Mitcham

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

49 DONCASTER EAST ROAD MITCHAM VIC 3132	\$1,260,000	11-Nov-23
12 COLWYN COURT DONVALE VIC 3111	\$1,310,000	17-Feb-24
15 DUDLEY STREET MITCHAM VIC 3132	\$1,285,000	10-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 27 February 2024

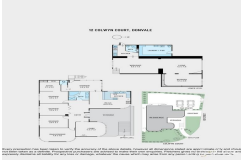


**49 DONCASTER EAST ROAD  
 MITCHAM VIC 3132**

 3  1  -

Sold Price <sup>RS</sup> **\$1,260,000** Sold Date **11-Nov-23**

Distance **0.72km**



**12 COLWYN COURT DONVALE VIC  
 3111**

 5  2  2

Sold Price <sup>RS</sup> **\$1,310,000** Sold Date **17-Feb-24**

Distance **1.6km**



**15 DUDLEY STREET MITCHAM VIC  
 3132**

 3  1  2

Sold Price <sup>RS</sup> **\$1,285,000** Sold Date **10-Feb-24**

Distance **2.05km**

RS = Recent sale      UN = Undisclosed Sale

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