

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

9 Salvana Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$970,000 & \$1,030,000

Median sale price

Median price \$1,187,000 Property Type House Suburb Mitcham

Period - From 01/01/2024 to 31/03/2024 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	23 Quarry Rd MITCHAM 3132	\$1,072,500	13/04/2024
2	10a Alexander St MITCHAM 3132	\$998,000	24/02/2024
3	44 Worrell St NUNAWADING 3131	\$963,000	24/11/2023

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: 19/04/2024 10:50



 3  1  2

Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
 \$970,000 - \$1,030,000
Median House Price
 March quarter 2024: \$1,187,000

Comparable Properties



23 Quarry Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  3

Price: \$1,072,500
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 719 sqm approx



10a Alexander St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$998,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 657 sqm approx



44 Worrell St NUNAWADING 3131 (REI)

Agent Comments

 3  2  2

Price: \$963,000
Method: Private Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 726 sqm approx

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