

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 10 Salvana Avenue, Mitcham Vic 3132

Indicative selling price

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

Range between \$930,000 & \$1,020,000

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	29 Dawe Rd MITCHAM 3132	\$980,000	24/03/2018
2	40 Brendale Av BLACKBURN NORTH 3130	\$955,500	23/03/2018
3	9 Olwen St NUNAWADING 3131	\$942,500	30/06/2018

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.



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Rooms:

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$930,000 - \$1,020,000

Median House Price

June quarter 2018: \$1,000,000

Comparable Properties



29 Dawe Rd MITCHAM 3132 (REI)

Agent Comments

3 1 -

Price: \$980,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)



40 Brendale Av BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 5

Price: \$955,500

Method: Private Sale

Date: 23/03/2018

Rooms: -

Property Type: House

Land Size: 576 sqm approx



9 Olwen St NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$942,500

Method: Auction Sale

Date: 30/06/2018

Rooms: 5

Property Type: House (Res)