

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	65 Lebanon Cr MULGRAVE 3170	\$860,000	22/09/2018
2	11 Chelsea Av MULGRAVE 3170	\$840,000	27/09/2018
3	3 Essington Ct MULGRAVE 3170	\$810,000	21/12/2018

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: House (Previously Occupied - Detached)
Land Size: 740 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 December quarter 2018: \$774,000

Comparable Properties



65 Lebanon Cr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$860,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 745 sqm approx



11 Chelsea Av MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$840,000
Method: Sold Before Auction
Date: 27/09/2018
Rooms: 4
Property Type: House
Land Size: 654 sqm approx



3 Essington Ct MULGRAVE 3170 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 21/12/2018
Rooms: 6
Property Type: House
Land Size: 896 sqm approx