

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

25 Exhibition Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$818,250 Property Type House Suburb Mulgrave

Period - From 01/07/2018 to 30/06/2019 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	15 Exhibition Dr MULGRAVE 3170	\$1,226,000	26/08/2019
2	11 Page Ct MULGRAVE 3170	\$1,135,000	25/05/2019
3	16 Catesby CI MULGRAVE 3170	\$1,100,000	29/03/2019

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:

24/09/2019 17:18

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4 3 2

Property Type: House (New - Detached)
Land Size: 406 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending June 2019: \$818,250

Comparable Properties



15 Exhibition Dr MULGRAVE 3170 (REI)

Agent Comments

5 2 2

Price: \$1,226,000
Method: Private Sale
Date: 26/08/2019
Property Type: House



11 Page Ct MULGRAVE 3170 (REI)

Agent Comments

4 3 2

Price: \$1,135,000
Method: Private Sale
Date: 25/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 652 sqm approx

16 Gatesby CI MULGRAVE 3170 (VG)

Agent Comments

4 - -

Price: \$1,100,000
Method: Sale
Date: 29/03/2019
Property Type: House (Res)
Land Size: 738 sqm approx