

# 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 Einstein Avenue, Mulgrave Vic 3170

### 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)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$970,000 Property type HOUSE Suburb Mulgrave

Period - From 01/07/2020 to 30/06/2021 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 28 Mangana Drive, Mulgrave VIC 3170	\$850,000	12/02/2021
2 5 Juba Court Mulgrave VIC 3170	\$890,000	27/02/2021
3 7 Kambara Drive Mulgrave VIC 3170	\$901,888	22/07/2021

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