

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

1/21 Roberts Avenue, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$848,000

Property Type

Unit

Suburb

Mulgrave

Period - From

01/01/2022

to

31/03/2022

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	1/10 Studley St MULGRAVE 3170	\$806,000	09/04/2022
2	1/29 Vincent St MULGRAVE 3170	\$790,000	19/02/2022
3	1/20 Hansworth St MULGRAVE 3170	\$755,000	30/04/2022

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:

28/06/2022 13:32



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

March quarter 2022: \$848,000

Comparable Properties



1/10 Studley St MULGRAVE 3170 (REI)

Agent Comments

 4  1  1

Price: \$806,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 445 sqm approx

1/29 Vincent St MULGRAVE 3170 (REI/VG)

Agent Comments

 3  1  1

Price: \$790,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit



1/20 Hansworth St MULGRAVE 3170 (REI/VG)

Agent Comments

 4  2  1

Price: \$755,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Unit

Land Size: 302 sqm approx

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