

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

6 Alderbrook Avenue Mulgrave VIC 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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 Adare Close Mulgrave VIC 3170	\$763,000	14-Aug-19
90 Tiverton Drive Mulgrave VIC 3170	\$780,000	26-Nov-19
2 Omeo Court Mulgrave VIC 3170	\$780,000	07-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 23 January 2020



1 Adare Close Mulgrave VIC 3170

Sold Price

\$763,000

Sold Date

14-Aug-19



3



1



2

Distance

1.68km



90 Tiverton Drive Mulgrave VIC 3170

Sold Price

^{RS} **\$780,000**

Sold Date

26-Nov-19



3



1



4

Distance

1.77km



2 Omeo Court Mulgrave VIC 3170

Sold Price

\$780,000

Sold Date

07-Dec-19



4



2



4

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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