

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

57 Curie Avenue, Mulgrave Vic 3170

Indicative selling price

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

Range between \$820,000

&

\$850,000

Median sale price

Median price \$897,000

House

X

Unit

Suburb Mulgrave

Period - From 01/10/2016

to

30/09/2017

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	71 Bertrand Av MULGRAVE 3170	\$885,000	12/10/2017
2	75 Wanda St MULGRAVE 3170	\$860,000	14/10/2017
3	119 Tiverton Dr MULGRAVE 3170	\$856,000	11/11/2017

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.

57 Curie Avenue, Mulgrave Vic 3170



 3  - 

Rooms:

Property Type: House

Land Size: 637.901 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$850,000

Median House Price

Year ending September 2017: \$897,000

Comparable Properties



71 Bertrand Av MULGRAVE 3170 (REI)

Agent Comments

 3  1  2

Price: \$885,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 654 sqm approx



75 Wanda St MULGRAVE 3170 (REI)

Agent Comments

 3  1  2

Price: \$860,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 687 sqm approx



119 Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments

 3  1  1

Price: \$856,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 712 sqm approx