



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

16 Knell Street, Mulgrave, VIC 3170

INDICATIVE SELLING PRICE

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

Range Between \$999,000 & \$1,098,000

MEDIAN SALE PRICE

Median price \$985,500 | | Mulgrave (3170)

Period - From 1 December 2016 to 4 December 2017 | Source - Real Estate.com

COMPARABLE PROPERTY SALES

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
106 HANSWORTH ST, MULGRAVE VIC 3170	\$1,220,000	02/10/2017
8 Lynette Court Mulgrave VIC 3170	\$901,000	17/12/2017
7 Bevis Street Mulgrave VIC 3170	\$960,000	25/11/2017

This statement of information was prepared on 16/09/2019