

## 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

30 Ellis Park 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)

Range between

\$725,000

&

\$795,000

#### Median sale price

Median price

\$715,278

House

Unit

X

Suburb

Mulgrave

Period - From

01/01/2017

to

31/12/2017

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		
2		
3		

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.



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$725,000 - \$795,000  
**Median Unit Price**  
Year ending December 2017: \$715,278

## Comparable Properties



**5 Kinkora Ct MULGRAVE 3170 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$782,500  
**Method:** Private Sale  
**Date:** 18/10/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Single)  
**Land Size:** 294 sqm approx

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.