

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

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.