

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



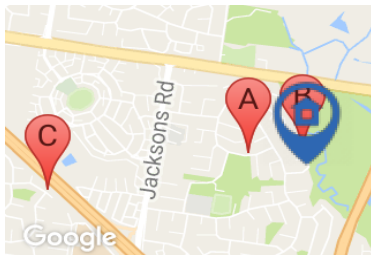
63 HOLMBURY BOULEVARD, MULGRAVE, 5 2 2

Indicative Selling Price

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

98,000 to 1,078,000

SUBURB MEDIAN



MULGRAVE, VIC, 3170

Suburb Median Sale Price (House)

\$830,000

01 October 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

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.



52 GRANTHAM TCE, MULGRAVE, VIC 3170 4 3 2

Sale Price

***\$1,052,000**

Sale Date: 08/04/2017

Distance from Property: 393m



53 HOLMBURY BVD, MULGRAVE, VIC 3170 4 2 2

Sale Price

***\$986,000**

Sale Date: 25/03/2017

Distance from Property: 113m



143 HANSWORTH ST, MULGRAVE, VIC 3170 4 2 4

Sale Price

***\$1,055,000**

Sale Date: 11/02/2017

Distance from Property: 1.7km



This report has been compiled on 23/05/2017 by Sam Zhang. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63 HOLMBURY BOULEVARD, MULGRAVE, VIC 3170

Indicative selling price

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

Single Price / Range

98,0000 to 1,078,000

Median sale price

Median price

\$830,000

House

X

Unit


Suburb

MULGRAVE

Period

01 October 2016 to 31 March 2017

Source



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
52 GRANTHAM TCE, MULGRAVE, VIC 3170	*\$1,052,000	08/04/2017
53 HOLMBURY BVD, MULGRAVE, VIC 3170	*\$986,000	25/03/2017
143 HANSWORTH ST, MULGRAVE, VIC 3170	*\$1,055,000	11/02/2017