

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 79 Portland Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$774,000

House

X

Unit

Suburb Mulgrave

Period - From 01/10/2018

to

31/12/2018

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	65 Lebanon Cr MULGRAVE 3170	\$860,000	22/09/2018
2	11 Chelsea Av MULGRAVE 3170	\$840,000	27/09/2018
3	3 Essington Ct MULGRAVE 3170	\$810,000	21/12/2018

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 (Previously Occupied - Detached)

Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2018: \$774,000

Comparable Properties



65 Lebanon Cr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 745 sqm approx



11 Chelsea Av MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$840,000

Method: Sold Before Auction

Date: 27/09/2018

Rooms: 4

Property Type: House

Land Size: 654 sqm approx



3 Essington Ct MULGRAVE 3170 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 21/12/2018

Rooms: 6

Property Type: House

Land Size: 896 sqm approx