

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	79 Portland Street, Mulgrave Vic 3170
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$774,000	Hou	ıse 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.

Add	dress 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.

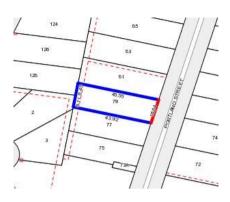




activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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)





Price: \$860,000 Method: Auction Sale Date: 22/09/2018

Rooms: 4

Property Type: House (Res) Land Size: 745 sqm approx

Agent Comments



11 Chelsea Av MULGRAVE 3170 (REI/VG)

9 3





Price: \$840.000

Method: Sold Before Auction

Date: 27/09/2018 Rooms: 4

Property Type: House Land Size: 654 sqm approx Agent Comments



3 Essington Ct MULGRAVE 3170 (REI)



Price: \$810,000 Method: Private Sale Date: 21/12/2018 Rooms: 6

Property Type: House Land Size: 896 sqm approx **Agent Comments**

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869





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