

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 64 Bertrand Avenue, Mulgrave VIC 3170

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$891,000 House ☒ Suburb Mulgrave VIC 3170

Period - From 01/01/2018 To 31/12/2018 Source CoreLogic

Comparable property sales

- 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. 4 Tiverton Drive, Mulgrave VIC 3170	\$800,000	10 Nov 2018
2. 28 Matlock Avenue, Mulgrave VIC 3170	\$835,000	08 Dec 2018
3. 3 Essington Court, Mulgrave VIC 3170	\$810,000	21 Dec 2018

- 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.~~

Property data source: CoreLogic. Generated on 10 January 2019.