

# 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

64 Hansworth Street, Mulgrave Vic 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$840,000

### Median sale price

Median price

\$810,000

Property Type

House

Suburb

Mulgrave

Period - From

09/10/2018

to

08/10/2019

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.

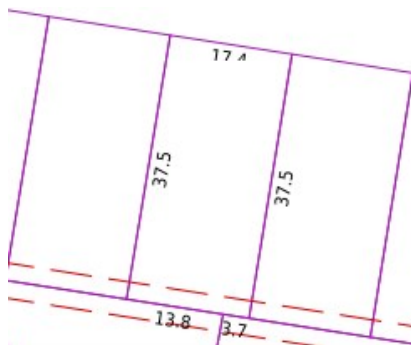
	Address of comparable property	Price	Date of sale
1	1 Lauriston Ct MULGRAVE 3170	\$846,000	05/10/2019
2	8 Jalna CI MULGRAVE 3170	\$841,000	01/07/2019
3	37 Anora Cr MULGRAVE 3170	\$822,000	25/05/2019

**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.~~

This Statement of Information was prepared on:

09/10/2019 17:44



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$790,000 - \$840,000  
**Median House Price**  
 09/10/2018 - 08/10/2019: \$810,000

## Comparable Properties



**1 Lauriston Ct MULGRAVE 3170 (REI)**

Agent Comments



**Price:** \$846,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**8 Jalna CI MULGRAVE 3170 (REI)**

Agent Comments



**Price:** \$841,000  
**Method:** Sold Before Auction  
**Date:** 01/07/2019  
**Property Type:** House (Res)



**37 Anora Cr MULGRAVE 3170 (REI/VG)**

Agent Comments



**Price:** \$822,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx