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 5  2  0

Rooms:
Property Type: House (Res)
Land Size: 698 sqm
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
March quarter 2017: \$876,500

Comparable Properties



47 Hansworth St MULGRAVE 3170 (REI)

Agent Comments

 4  1  2

Price: \$928,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 657 sqm



8 Stradbroke Cr MULGRAVE 3170 (REI/VG)

Agent Comments

 3  1  -

Price: \$897,000
Method: Auction Sale
Date: 12/11/2016
Rooms: 4
Property Type: House (Res)
Land Size: 685 sqm



17 Suva St MULGRAVE 3170 (REI/VG)

Agent Comments

 3  2  2

Price: \$876,000
Method: Auction Sale
Date: 17/12/2016
Rooms: 5
Property Type: House (Res)
Land Size: 643 sqm

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

16 Roberts Avenue, Mulgrave Vic 3170

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$876,500

House X

Suburb Mulgrave

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
47 Hansworth St MULGRAVE 3170	\$928,000	04/03/2017
8 Stradbroke Cr MULGRAVE 3170	\$897,000	12/11/2016
17 Suva St MULGRAVE 3170	\$876,000	17/12/2016