



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





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

Comparable Properties



47 Hansworth St MULGRAVE 3170 (REI)





Price: \$928,000 Method: Auction Sale Date: 04/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 657 sqm

Agent Comments

Agent Comments



8 Stradbroke Cr MULGRAVE 3170 (REI/VG)

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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)





Price: \$876,000 Method: Auction Sale Date: 17/12/2016 Rooms: 5

Property Type: House (Res) Land Size: 643 sqm

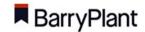
Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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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 \$8	876,500	Но	ouse X	Su	burb	Mulgrave
Period - From 0	1/01/2017	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







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