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

11 Alvanley Court, Mulgrave Vic 3170

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Hou	se		Suburb	Mulgrave
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	15 Royal Oak Ct MULGRAVE 3170	\$1,112,500	09/06/2020
2	78 Bertrand Av MULGRAVE 3170	\$1,105,000	26/06/2020
3	2 Scotsburn CI MULGRAVE 3170	\$1,050,000	13/05/2020

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:

20/10/2020 21:13



Harcourts





Property Type: House Land Size: 677 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,050,000 Median House Price September quarter 2020: \$830,000

Comparable Properties



15 Royal Oak Ct MULGRAVE 3170 (REI/VG)

78 Bertrand Av MULGRAVE 3170 (REI/VG)

3

6 3

Price: \$1,112,500 Method: Private Sale Date: 09/06/2020 Rooms: 6 Property Type: House Land Size: 556 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$1,105,000 Method: Private Sale Date: 26/06/2020 Property Type: House Land Size: 686 sqm approx

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2 Scotsburn CI MULGRAVE 3170 (REI/VG)



Price: \$1,050,000 Method: Sold Before Auction Date: 13/05/2020 Rooms: 5 Property Type: House (Res) Land Size: 663 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.