

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$830,000 Property Type House Suburb Mulgrave

Period - From 01/07/2020 to 30/09/2020 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	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



5 3 2

**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)**

**Agent Comments**

5 3 2

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



**78 Bertrand Av MULGRAVE 3170 (REI/VG)**

**Agent Comments**

4 3 3

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



**2 Scotsburn Ct MULGRAVE 3170 (REI/VG)**

**Agent Comments**

4 2 2

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