

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

26 Southampton Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$704,500

Property Type

Unit

Suburb

Mulgrave

Period - From

03/10/2018

to

02/10/2019

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	35 Brunton Cr MULGRAVE 3170	\$658,000	06/07/2019
2	18 Brunton Cr MULGRAVE 3170	\$648,888	13/04/2019
3	21 Excelsior Cirt MULGRAVE 3170	\$640,000	20/07/2019

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:

03/10/2019 12:28



Property Type: Townhouse (Res)

Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

03/10/2018 - 02/10/2019: \$704,500

Comparable Properties



35 Brunton Cr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$658,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 154 sqm approx



18 Brunton Cr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$648,888

Method: Auction Sale

Date: 13/04/2019

Property Type: House (Res)

Land Size: 148 sqm approx



21 Excelsior Cirt MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 20/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 148 sqm approx