

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

3 Gipps Court, Mulgrave Vic 3170

Indicative selling price

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

Range between \$685,000

&

\$750,000

Median sale price

Median price \$760,500

Property Type Unit

Suburb Mulgrave

Period - From 07/07/2019

to 06/07/2020

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	112 Stadium Cirt MULGRAVE 3170	\$750,000	23/06/2020
2			
3			

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:

07/07/2020 14:27



Property Type: House (New - Detached)

Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price

\$685,000 - \$750,000

Median Unit Price

07/07/2019 - 06/07/2020: \$760,500

Comparable Properties



112 Stadium Cirt MULGRAVE 3170 (REI)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 23/06/2020

Rooms: 5

Property Type: House (Res)

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.