

Christine Arazi 03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	95 Wanda Street, Mulgrave Vic 3170					
ndicative selling price						

# In

Enclosed and a second second control of the first			
For the meaning of this	nrice see consilmer v	ic dov ali/linderd	แเกรเทต
For the meaning of this		io.gov.aa/ariacre	juotii ig

Danas batusan	<b>\$000.000</b>	0	<b>4070.000</b>
Range between	\$690,000	α	\$979,000

#### Median sale price

Median price	\$922,500	Hou	se X	Unit		Suburb	Mulgrave
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	96 Wanda St MULGRAVE 3170	\$952,000	08/04/2017
2	100 Lea Rd MULGRAVE 3170	\$950,000	10/06/2017
3	18 Vincent St MULGRAVE 3170	\$902,000	17/06/2017

#### 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.

Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555





Generated: 03/08/2017 16:29



Christine Arazi 03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

> **Indicative Selling Price** \$890,000 - \$979,000 **Median House Price** June quarter 2017: \$922,500





Rooms: 8

Property Type: Hoyse Land Size: 771 sqm approx

**Agent Comments** 

# Comparable Properties



96 Wanda St MULGRAVE 3170 (REI)



Price: \$952,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4

Property Type: House (Res) Land Size: 728 sqm approx

100 Lea Rd MULGRAVE 3170 (REI)







Price: \$950,000 Method: Auction Sale Date: 10/06/2017 Rooms: 5

Property Type: House (Res) Land Size: 797 sqm approx

18 Vincent St MULGRAVE 3170 (REI)







Price: \$902,000 Method: Auction Sale Date: 17/06/2017 Rooms: 6

Property Type: House (Res) Land Size: 725 sqm approx

**Agent Comments** 

**Agent Comments** 

Agent Comments



Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555







Generated: 03/08/2017 16:29