

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

95 Wanda Street, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$890,000

&

\$979,000

Median sale price

Median price

\$922,500

House

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.

	Address 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.



Rooms: 8

Property Type: Hoyse

Land Size: 771 sqm approx

Agent Comments

Comparable Properties



96 Wanda St MULGRAVE 3170 (REI)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$902,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 725 sqm approx