

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 Oliphant Court, Mulgrave Vic 3170

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$915,000

Property Type House

Suburb Mulgrave

Period - From 01/10/2020

to 31/12/2020

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	17 Sunrise Dr MULGRAVE 3170	\$903,000	12/12/2020
2	26 Wattle Gr MULGRAVE 3170	\$902,000	19/12/2020
3	29 Mangana Dr MULGRAVE 3170	\$845,000	26/11/2020

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:

22/02/2021 17:33



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
December quarter 2020: \$915,000

Comparable Properties

17 Sunrise Dr MULGRAVE 3170 (REI)

Agent Comments



Price: \$903,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 658 sqm approx

26 Wattle Gr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$902,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House
Land Size: 660 sqm approx

29 Mangana Dr MULGRAVE 3170 (VG)

Agent Comments



Price: \$845,000
Method: Sale
Date: 26/11/2020
Property Type: House (Res)
Land Size: 729 sqm approx