Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3 Oliphant Court, Mulgrave Vic 3170
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$915,000	Pro	perty 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

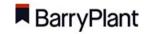
Add	dress of comparable property	Price	Date of sale
1	17 Sunrise Dr MULGRAVE 3170	\$903,000	12/12/2020
2	26 Wattle Gr MULGRAVE 3170	\$902,000	19/12/2020
3	29 Mangana Dr MULGRAVE 3170	\$845,000	26/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

Comparable Properties

17 Sunrise Dr MULGRAVE 3170 (REI)

1 3 **1** 2 **2**

Price: \$903,000 Method: Auction Sale Date: 12/12/2020

Property Type: House (Res) Land Size: 658 sqm approx

Agent Comments

26 Wattle Gr MULGRAVE 3170 (REI/VG)

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

29 Mangana Dr MULGRAVE 3170 (VG)

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Price: \$845,000 **Method:** Sale **Date:** 26/11/2020

Property Type: House (Res) **Land Size:** 729 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



