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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 647 sqm

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2017: \$876,500

Comparable Properties



17 Suva St MULGRAVE 3170 (REI/VG)

Agent Comments

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Price: \$876,000

Method: Auction Sale

Date: 17/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 643 sqm



18 Monash Dr MULGRAVE 3170 (REI/VG)

Agent Comments

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Price: \$800,000

Method: Private Sale

Date: 13/12/2016

Rooms: 4

Property Type: House (Res)

Land Size: 654 sqm



349 Wellington Rd MULGRAVE 3170 (REI/VG)

Agent Comments

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Price: \$805,000

Method: Auction Sale

Date: 22/10/2016

Rooms: 4

Property Type: House (Res)

Land Size: 651 sqm

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

626 Springvale Road, Mulgrave Vic 3170

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$876,500

House X

Suburb Mulgrave

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Suva St MULGRAVE 3170	\$876,000	17/12/2016
18 Monash Dr MULGRAVE 3170	\$800,000	13/12/2016
349 Wellington Rd MULGRAVE 3170	\$805,000	22/10/2016