

Paul Morris pmorris@barryplant.com.au 0449 767 101 pmorris@barryplant.com.au

> **Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** March quarter 2017: \$876,500





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 647 sqm **Agent Comments** 

# Comparable Properties



17 Suva St MULGRAVE 3170 (REI/VG)





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)

**-**3





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)







Price: \$805,000 Method: Auction Sale Date: 22/10/2016 Rooms: 4

Property Type: House (Res)

Land Size: 651 sqm

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





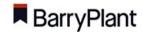
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

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# 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
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Address	626 Springvale Road, Mulgrave Vic 3170
Including suburb and	
postcode	

#### 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 \$8	876,500	Но	ouse X	Su	burb	Mulgrave
Period - From 0	1/01/2017	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







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