# 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

10 Fernbank Crescent Mulgrave VIC 3170

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or rang betwee	′ ∖ <u>\$</u> /.50 UUU	&	\$760,000							
Median sale price (*Delete house or unit as applicable)											
Median Price	\$860,000	Property type	House	Suburb	Mulgrave						

30 Sep 2020

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2019

A\* 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.

to

Address of comparable property	Price	Date of sale	
52 Kambara Drive Mulgrave VIC 3170	\$750,000	25-May-20	
1 Tyalla Court Mulgrave VIC 3170	\$746,000	08-Jul-20	

#### 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 6 months.

This Statement of Information was prepared on: 06 October 2020



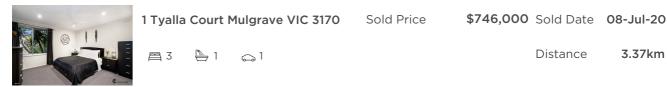
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52 Kambara Drive Mulgrave VIC 3170			Sold Price	\$750,000	Sold Date	25-May-20
₫ 3	) الله الم	⇔ 2			Distance	2.29km



#### RS = Recent sale UN = Undisclosed Sale

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