

## 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

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

Single Price

or range  
between

\$735,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Mulgrave

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 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

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



### 52 Kambara Drive Mulgrave VIC 3170

 3
  1
  2

Sold Price **\$750,000** Sold Date **25-May-20**

Distance **2.29km**



### 1 Tyalla Court Mulgrave VIC 3170

 3
  1
  1

Sold Price **\$746,000** Sold Date **08-Jul-20**

Distance **3.37km**

RS = Recent sale

UN = Undisclosed Sale

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