

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

95 Stadium Circuit, Mulgrave Vic 3170

Indicative selling price

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

Range between \$930,000

&

\$990,000

Median sale price

Median price \$722,000

House

Unit

X

Suburb Mulgrave

Period - From 01/04/2017

to

31/03/2018

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	Price	Date of sale
1	8 Marylebone Dr MULGRAVE 3170	\$970,000	18/04/2018
2	8 Tottenham Gr MULGRAVE 3170	\$970,000	28/04/2018
3	2/109 Wanda St MULGRAVE 3170	\$951,250	07/05/2018

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 six months.



Rooms:
Property Type: House (Res)
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$990,000
Median Unit Price
Year ending March 2018: \$722,000

Comparable Properties



8 Marylebone Dr MULGRAVE 3170 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 18/04/2018
Rooms: -
Property Type: Townhouse (Res)



8 Tottenham Gr MULGRAVE 3170 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 478 sqm approx



2/109 Wanda St MULGRAVE 3170 (REI)

Agent Comments



Price: \$951,250
Method: Sold Before Auction
Date: 07/05/2018
Rooms: 6
Property Type: Townhouse (Res)