

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode **4 Windermere Crescent Mulgrave 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 \$780,000 & \$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$840,000 \*House ☒ \*Unit ☐ Suburb Mulgrave  
Period - From October to September Source PriceFinder

### 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
76 Hansworth Street Mulgrave 3170	\$ 850,000	29/9/2017
8 Franconia Court Mulgrave 3170	\$ 885,000	19/9/2017
25 Rupert Drive Mulgrave 3170	\$ 840,000	23/9/2017

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.~~