

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 BLANFORD COURT, MULGRAVE, VIC

 4  2  2

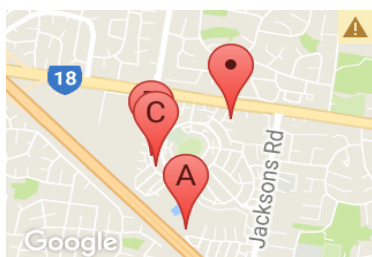
Indicative Selling Price

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

Price Range: \$955,000 to \$1,050,000

Provided by: Daniel Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



MULGRAVE, VIC, 3170

Suburb Median Sale Price (House)

\$902,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



11 WINDY HILL DR, MULGRAVE, VIC 3170

 4  2  2

Sale Price

***\$950,000**

Sale Date: 09/09/2017

Land: 322m²

Distance from Property: 843m



9 LORDS AVE, MULGRAVE, VIC 3170

 4  2  2

Sale Price

***\$1,030,000**

Sale Date: 23/08/2017

Land: 387m²

Distance from Property: 582m



19 LORDS AVE, MULGRAVE, VIC 3170

 4  2  2

Sale Price

***\$1,050,000**

Sale Date: 20/05/2017

Land: 387m²

Distance from Property: 592m



This report has been compiled on 23/10/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

2 BLANFORD COURT, MULGRAVE, VIC 3170

Indicative selling price

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

Price Range:

\$955,000 to \$1,050,000

Median sale price

Median price

\$902,000

House

X

Unit


Suburb

MULGRAVE

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
11 WINDY HILL DR, MULGRAVE, VIC 3170	*\$950,000	09/09/2017
9 LORDS AVE, MULGRAVE, VIC 3170	*\$1,030,000	23/08/2017
19 LORDS AVE, MULGRAVE, VIC 3170	*\$1,050,000	20/05/2017