

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

6 Sneddon Court, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,076,500

Property Type House

Suburb Mulgrave

Period - From 01/07/2021

to 30/06/2022

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 | 7 Dougherty Ct MULGRAVE 3170 | \$1,310,000 | 09/04/2022 |
| 2 | 40 Haverbrack Dr MULGRAVE 3170 | \$1,260,000 | 05/05/2022 |
| 3 | 18 Sneddon Ct MULGRAVE 3170 | \$1,138,000 | 14/05/2022 |

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.~~

This Statement of Information was prepared on:

28/09/2022 12:17



Property Type: Land
Land Size: 809 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
Year ending June 2022: \$1,076,500

Comparable Properties

7 Dougherty Ct MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 730 sqm approx

40 Haverbrack Dr MULGRAVE 3170 (VG)

Agent Comments



Price: \$1,260,000
Method: Sale
Date: 05/05/2022
Property Type: House (Res)
Land Size: 650 sqm approx



18 Sneddon Ct MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,138,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 651 sqm approx