

Nick Markis 9560 2344 0419 873 458 nmakris@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	1 Bentley Court, Mulgrave Vic 3170

#### Indicative selling price

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

Single price \$930,000

#### Median sale price

Median price	\$925,000	Hou	ıse X	Unit		Suburb	Mulgrave
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Cromer Cr MULGRAVE 3170	\$900,000	21/10/2017
2	1 Tina Ct MULGRAVE 3170	\$890,500	14/10/2017
3	43 Mackie Rd MULGRAVE 3170	\$870,000	20/12/2017

#### OR

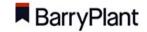
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**Indicative Selling Price** \$930,000 **Median House Price** 

December quarter 2017: \$925,000





Rooms:

Property Type: House (Res) Land Size: 652 sqm approx

**Agent Comments** 

## Comparable Properties



5 Cromer Cr MULGRAVE 3170 (REI/VG)





Price: \$900,000 Method: Auction Sale Date: 21/10/2017

Rooms: 5

Property Type: House (Res) Land Size: 674 sqm approx

**Agent Comments** 







Price: \$890.500 Method: Private Sale Date: 14/10/2017

Rooms: -

Property Type: House Land Size: 724 sqm approx Agent Comments



43 Mackie Rd MULGRAVE 3170 (REI)





Price: \$870,000 Method: Private Sale Date: 20/12/2017 Rooms: 4

Property Type: House Land Size: 654 sqm approx **Agent Comments** 

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