

## 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

1 Bentley Court, Mulgrave Vic 3170

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$930,000

#### Median sale price

Median price

\$925,000

House

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.

Address 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



 4  2  1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx  
**Agent Comments**

## Comparable Properties



**5 Cromer Cr MULGRAVE 3170 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 674 sqm approx

**1 Tina Ct MULGRAVE 3170 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$890,500  
**Method:** Private Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 724 sqm approx



**43 Mackie Rd MULGRAVE 3170 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 20/12/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 654 sqm approx