Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	101 Hansworth Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$900,000 &	\$990,000
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Median sale price

Median price	\$915,000	Pro	perty Type	House		Suburb	Mulgrave
Period - From	01/10/2020	to	31/12/2020		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

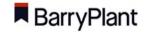
Add	dress of comparable property	Price	Date of sale
1	4 Banara Ct MULGRAVE 3170	\$996,000	10/04/2021
2	94 Tiverton Dr MULGRAVE 3170	\$987,500	10/04/2021
3	13 Gregory Cr MULGRAVE 3170	\$940,000	27/03/2021

OR

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

This Statement of Information was prepared on:	13/04/2021 12:32













Property Type: House Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** December quarter 2020: \$915,000

Comparable Properties

4 Banara Ct MULGRAVE 3170 (REI)





Agent Comments

Price: \$996,000 Method: Auction Sale Date: 10/04/2021

Property Type: House (Res)



94 Tiverton Dr MULGRAVE 3170 (REI)





Price: \$987,500 Method: Auction Sale Date: 10/04/2021

Property Type: House (Res)

Agent Comments



13 Gregory Cr MULGRAVE 3170 (REI)





Price: \$940,000 Method: Auction Sale Date: 27/03/2021

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



