

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

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

Median sale price

Median price \$915,000

Property 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	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 comparable properties 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



 3  1  2

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

 3  1  2

Price: \$996,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)



94 Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments

 3  1  2

Price: \$987,500
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)



13 Gregory Cr MULGRAVE 3170 (REI)

Agent Comments

 3  2  1

Price: \$940,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 696 sqm approx