

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 Monash Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$860,000

House

X

Unit

Suburb

Mulgrave

Period - From

01/01/2018

to

31/12/2018

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	248 Brandon Park Dr WHEELERS HILL 3150	\$1,050,000	01/09/2018
2	6 Risdon Dr NOTTING HILL 3168	\$1,015,000	25/11/2018
3	33 Seaview Cr MULGRAVE 3170	\$1,000,000	24/11/2018

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.