

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

83 Hansworth Street, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$820,000

&

\$900,000

Median sale price

Median price

\$913,500

House

X

Unit

Suburb

Mulgrave

Period - From

01/01/2017

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	21 Windermere Cr MULGRAVE 3170	\$890,000	04/12/2017
2	76 Hansworth St MULGRAVE 3170	\$855,000	25/09/2017
3	29 Shaftsbury Dr MULGRAVE 3170	\$828,000	10/02/2018

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.

83 Hansworth Street, Mulgrave Vic 3170



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median House Price
Year ending December 2017: \$913,500

Comparable Properties



21 Windermere Cr MULGRAVE 3170 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 04/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 651 sqm approx



76 Hansworth St MULGRAVE 3170 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 25/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 648 sqm approx



29 Shaftsbury Dr MULGRAVE 3170 (REI)

Agent Comments



Price: \$828,000
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: House
Land Size: 664 sqm approx