

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	23 Excelsior Circuit, Mulgrave Vic 3170
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$700,000
Range between	\$650,000	&	\$700,000

Median sale price

Median price	\$758,800	Hou	ISE	Unit	Х	Suburb	Mulgrave
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

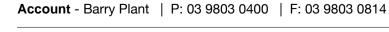
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	5 Blanford Ct MULGRAVE 3170	\$700,000	27/04/2019
2	22 Southampton Dr MULGRAVE 3170	\$690,000	18/05/2019
3	49 Excelsior Cirt MULGRAVE 3170	\$675,000	26/02/2019

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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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 227 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending March 2019: \$758,800

Comparable Properties



5 Blanford Ct MULGRAVE 3170 (REI)



Price: \$700,000 Method: Auction Sale Date: 27/04/2019 Rooms: 4

Property Type: House (Res) Land Size: 282 sqm approx

Agent Comments



22 Southampton Dr MULGRAVE 3170 (REI)

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Price: \$690.000 Method: Auction Sale Date: 18/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments



49 Excelsior Cirt MULGRAVE 3170 (REI/VG)

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Price: \$675,000 Method: Private Sale Date: 26/02/2019 Rooms: 4

Property Type: Townhouse (Res) Land Size: 207 sqm approx

Agent Comments

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





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