

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 23 Excelsior Circuit, Mulgrave Vic 3170

Indicative selling price

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

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

Median sale price

Median price \$758,800 House Unit X 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.

	Address 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.

**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)**

Agent Comments

**Price:** \$700,000**Method:** Auction Sale**Date:** 27/04/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 282 sqm approx**22 Southampton Dr MULGRAVE 3170 (REI)**

Agent Comments

**Price:** \$690,000**Method:** Auction Sale**Date:** 18/05/2019**Rooms:** -**Property Type:** House (Res)**49 Excelsior Cirt MULGRAVE 3170 (REI/VG)**

Agent Comments

**Price:** \$675,000**Method:** Private Sale**Date:** 26/02/2019**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 207 sqm approx