

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

143 Wanda Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$870,000 & \$957,000

Median sale price

Median price \$881,000 Property Type House Suburb Mulgrave

Period - From 01/07/2019 to 30/09/2019 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	123 Wanda St MULGRAVE 3170	\$920,000	28/09/2019
2	45 Wattle Gr MULGRAVE 3170	\$900,000	05/10/2019
3	88 Wanda St MULGRAVE 3170	\$881,000	10/08/2019

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.~~

This Statement of Information was prepared on:

23/10/2019 09:55



Property Type: House (Previously Occupied - Detached)
Land Size: 764 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$957,000
Median House Price
September quarter 2019: \$881,000

Comparable Properties



123 Wanda St MULGRAVE 3170 (REI)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 28/09/2019
Rooms: 4
Property Type: House (Res)
Land Size: 728 sqm approx



45 Wattle Gr MULGRAVE 3170 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 791 sqm approx



88 Wanda St MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$881,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 729 sqm approx