

## 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

4/3 Wilma Avenue, Mulgrave Vic 3170

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000

&

\$462,000

#### Median sale price

Median price \$760,000

House

Unit

X

Suburb

Mulgrave

Period - From 01/01/2018

to

31/12/2018

Source

REIV

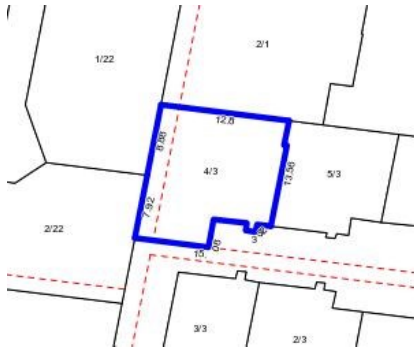
#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 1/3 Wilma Av MULGRAVE 3170     | \$460,000 | 08/12/2018   |
| 2 | 1a Neil Ct MULGRAVE 3170       | \$456,300 | 09/01/2019   |
| 3 | 1/1 Neil Ct MULGRAVE 3170      | \$456,300 | 14/01/2019   |

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:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$462,000

**Median Unit Price**

Year ending December 2018: \$760,000

## Comparable Properties

**1/3 Wilma Av MULGRAVE 3170 (VG)**

**Agent Comments**



**Price:** \$460,000

**Method:** Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**1a Neil Ct MULGRAVE 3170 (VG)**

**Agent Comments**



**Price:** \$456,300

**Method:** Sale

**Date:** 09/01/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**1/1 Neil Ct MULGRAVE 3170 (REI)**

**Agent Comments**



**Price:** \$456,300

**Method:** Private Sale

**Date:** 14/01/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 302 sqm approx