Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 6 Manchester Place, Mulgrave Vic 3170 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$1,410,000 | & | \$1,550,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$876,500 | Pro | perty Type | House | | Suburb | Mulgrave |
|---------------|------------|-----|------------|-------|--------|--------|----------|
| Period - From | 01/01/2020 | to | 31/12/2020 | | 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.

| Addı | ress of comparable property | Price Date of sale | | | |
|------|-----------------------------|--------------------|------------|--|--|
| 1 | 8 Fordholm Av MULGRAVE 3170 | \$1,472,500 | 27/02/2021 | | |

| 1 | 8 Fordholm Av MULGRAVE 3170 | \$1,472,500 | 27/02/2021 |
|---|-------------------------------|-------------|------------|
| 2 | 2 Wendy Ct WHEELERS HILL 3150 | \$1,453,500 | 31/03/2021 |
| 3 | 18 Manna Ct MULGRAVE 3170 | \$1,435,000 | 26/02/2021 |

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: | 13/04/2021 15:12 |
|--|------------------|



McGrath

Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

\$1,410,000 - \$1,550,000 **Median House Price**

Indicative Selling Price

Year ending December 2020: \$876,500



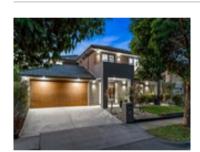
Property Type: House (New -

Detached)

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



8 Fordholm Av MULGRAVE 3170 (REI)





Price: \$1,472,500 Method: Auction Sale Date: 27/02/2021

Property Type: House (Res) Land Size: 509 sqm approx

Agent Comments

2 Wendy Ct WHEELERS HILL 3150 (REI)



Price: \$1,453,500 Method: Auction Sale Date: 31/03/2021

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments



18 Manna Ct MULGRAVE 3170 (REI)







Price: \$1,435,000

Method: Sold Before Auction

Date: 26/02/2021

Property Type: House (Res)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



