

# 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

6 Manchester Place, 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 \$1,410,000

&

\$1,550,000

### Median sale price

Median price \$876,500

Property 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.

	Address of comparable property	Price	Date of sale
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



**Property Type:** House (New - Detached)

**Land Size:** 617 sqm approx

Agent Comments

## Comparable Properties



**8 Fordholm Av MULGRAVE 3170 (REI)**

Agent Comments



**Price:** \$1,472,500

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 509 sqm approx

**2 Wendy Ct WHEELERS HILL 3150 (REI)**

Agent Comments



**Price:** \$1,453,500

**Method:** Auction Sale

**Date:** 31/03/2021

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**18 Manna Ct MULGRAVE 3170 (REI)**

Agent Comments



**Price:** \$1,435,000

**Method:** Sold Before Auction

**Date:** 26/02/2021

**Property Type:** House (Res)