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	9 Denver Crescent, Mulgrave Vic 3170
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$790,000	&	\$840,000
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Median sale price

Median price	\$825,000	Pro	perty Type	House		Suburb	Mulgrave
Period - From	25/11/2018	to	24/11/2019		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

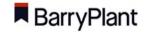
Add	dress of comparable property	Price	Date of sale
1	1 Lauriston Ct MULGRAVE 3170	\$846,000	05/10/2019
2	31 Suemar St MULGRAVE 3170	\$842,000	15/10/2019
3	50 Tiverton Dr MULGRAVE 3170	\$820,000	26/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2019 13:10





Indicative Selling Price









Property Type: House (Res) Land Size: 680 sqm approx **Agent Comments**

\$790,000 - \$840,000 **Median House Price**

25/11/2018 - 24/11/2019: \$825,000

Comparable Properties



1 Lauriston Ct MULGRAVE 3170 (REI)





Agent Comments

Price: \$846,000 Method: Auction Sale Date: 05/10/2019

Rooms: 4

Property Type: House (Res) Land Size: 650 sqm approx

31 Suemar St MULGRAVE 3170 (REI/VG)





Price: \$842.000 Method: Private Sale Date: 15/10/2019

Rooms: 5

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



50 Tiverton Dr MULGRAVE 3170 (REI)



Price: \$820,000 Method: Auction Sale Date: 26/10/2019

Rooms: 4

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



