

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

9 Denver Crescent, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$825,000

Property 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	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 comparable properties 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



 3  1  2

Property Type: House (Res)

Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price

\$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

 3  1  2

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)

Agent Comments

 4  1  1

Price: \$842,000

Method: Private Sale

Date: 15/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



50 Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments

 3  2  2

Price: \$820,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 653 sqm approx