

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

16 Queensberry Circuit, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$1,080,000

 &

\$1,160,000

Median sale price

Median price

\$887,500

 Property Type

House

 Suburb

Mulgrave

Period - From

01/10/2019

 to

31/12/2019

 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	25 Exhibition Dr MULGRAVE 3170	\$1,125,000	05/10/2019
2	1 Camville Rd MULGRAVE 3170	\$1,112,000	17/08/2019
3	29 Notre Dame Pde MULGRAVE 3170	\$1,088,000	29/10/2019

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:

17/02/2020 14:35

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Indicative Selling Price

\$1,080,000 - \$1,160,000

Median House Price

December quarter 2019: \$887,500



 4  2  2

Property Type: House (Res)

Agent Comments

Comparable Properties



25 Exhibition Dr MULGRAVE 3170 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,125,000

Method: Private Sale

Date: 05/10/2019

Property Type: House

Land Size: 406 sqm approx



1 Camville Rd MULGRAVE 3170 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,112,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 364 sqm approx



29 Notre Dame Pde MULGRAVE 3170 (REI)

Agent Comments

 3  2  2

Price: \$1,088,000

Method: Private Sale

Date: 29/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 358 sqm approx