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 | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|----------|
| Range betweer | \$1,080,000 | | & | | \$1,160,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$887,500 | Pro | operty Type | Hou | se | | Suburb | Mulgrave |
| Period - From | 01/10/2019 | to | 31/12/2019 | | So | urce | 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.

| Ade | dress 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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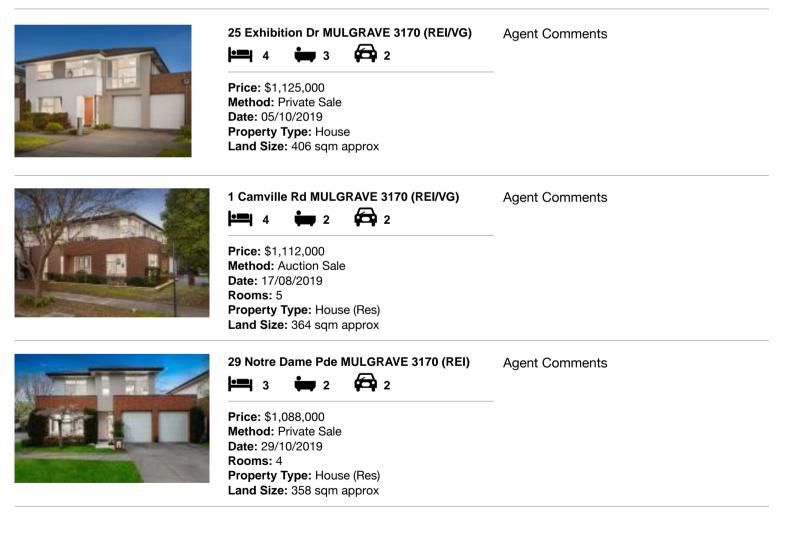




Property Type: House (Res) Agent Comments Julie Wells 03 9803 0400 0408 885 718 jwells@barryplant.com.au

Indicative Selling Price \$1,080,000 - \$1,160,000 Median House Price December quarter 2019: \$887,500

Comparable Properties



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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.