

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

100 Lea Road, Mulgrave Vic 3170

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$876,500

House

X

Suburb Mulgrave

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4 Fiji Ct MULGRAVE 3170	\$880,000	01/04/2017
65 Lebanon Cr MULGRAVE 3170	\$871,000	18/01/2017
13 Emden Cr MULGRAVE 3170	\$846,000	10/12/2016