



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Vincent Street,  
MULGRAVE 3170**

House



3 beds



1 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 800,000 - \$ 880,000**

### Median sale price

Median **House** for **MULGRAVE** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 793,000**

### 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 the most comparable to the property for sale.

**7 Studley Street,** Price \$ 873,000 Sold 25 March 2017  
MULGRAVE 3170

**116 Wanda Street,** Price \$ 900,000 Sold 29 January 2017  
MULGRAVE 3170

**65 Lebanon Crescent,** Price \$ 871,000 Sold 18 January 2017  
MULGRAVE 3170

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Nik Sharma**  
Biggin & Scott

03 9560 8888  
0411 790 745  
[nsharma@bigginscott.com.au](mailto:nsharma@bigginscott.com.au)



**Biggin & Scott Glen Waverley**

45 Myrtle Street,  
Glen Waverley VIC 3150