

# 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

1/75 Highfield Avenue, Mulgrave Vic 3170

### Indicative selling price

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

Range between \$550,000

&

\$605,000

### Median sale price

Median price \$876,500

Property Type House

Suburb Mulgrave

Period - From 01/01/2020

to

31/12/2020

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	8 Roberts Av MULGRAVE 3170	\$692,000	14/11/2020
2	2/19-21 Sarton Rd CLAYTON 3168	\$596,000	19/12/2020
3	2/85 Mackie Rd MULGRAVE 3170	\$590,000	19/12/2020

**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:

01/02/2021 12:26



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$550,000 - \$605,000

**Median House Price**

Year ending December 2020: \$876,500

## Comparable Properties



**8 Roberts Av MULGRAVE 3170 (REI/VG)**

Agent Comments



**Price:** \$692,000

**Method:** Auction Sale

**Date:** 14/11/2020

**Property Type:** Unit

**Land Size:** 340 sqm approx



**2/19-21 Sarton Rd CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$596,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Unit

**2/85 Mackie Rd MULGRAVE 3170 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Unit

**Land Size:** 150 sqm approx