

## 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

229 Police Road, 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 \$690,000

&

\$750,000

#### Median sale price

Median price \$860,000

House

X

Unit

Suburb Mulgrave

Period - From 01/01/2018

to

31/12/2018

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	1 Haverbrack Dr MULGRAVE 3170	\$749,000	29/10/2018
2	10 Kambara Dr MULGRAVE 3170	\$730,000	10/11/2018
3	9 Anora Cr MULGRAVE 3170	\$720,000	18/12/2018

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.

229 Police Road, Mulgrave Vic 3170



 4  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
Year ending December 2018: \$860,000

## Comparable Properties

**1 Haverbrack Dr MULGRAVE 3170 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$749,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx



**10 Kambara Dr MULGRAVE 3170 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 10/11/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**9 Anora Cr MULGRAVE 3170 (REI)**

**Agent Comments**

 4  1  3

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 18/12/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 653 sqm approx