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	1/117 Wanda Street, Mulgrave VIC 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price~~		or range between	$690,000	&	$730,000

Median sale price

Median price	$755,000	Property type	*Unit*	Suburb	Mulgrave

Period – From	01 Oct 2019	to	30 Sep 2020	Source	CoreLogic

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

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: 27 October 2020

AREA**SPECIALIST**



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Tian Liang
3 reviews
★★★★★

Fantastic team including property management and selling. Super knowledgeable and reliable. Continuously offer great services even under bad market conditions.

1

Thuy Nguyen
2 reviews
★★★★☆

Very friendly staff and helpful. I got all the information as I need. I would recommend to other people. Thanks!

1

Swarnadip Roy
1 review
★★★★★

The Area Specialist team is wonderful. They are professional and helps with the post-sale processes.

1

Paula Markakos
1 review
★★★★★

Amazing estate agents, we had an extremely positive experience, easy to communicate with and very professional, sold our property quickly and smoothly, we ended up with a very good price. Highly recommended, these agents are every experienced.

1

Linda L
2 reviews
★★★★☆

Area Specialist was our first choice of company when it came to selling. We were confident that we were in good hands since our street had more than one house sold before ours. They were responsive to our enquiries and therefore highly recommend them.

2

Lauren Oakley
2 reviews
★★★★★

Thank you for helping us buy our dream house. We look forward to spending many years creating memories in our new home!

1

gavin morley
80 reviews
★★★★★

Highly recommended! A really pumped up team and I loved the beautiful offices they work in. Very professional & caring.



1

Bruce Nguyen
3 reviews
★★★★★

We highly recommend the team at Area Specialist. AS team is very professional and hard working. They will take care of your requirements and make sure to fulfill your needs. Nothing to complain. 😄

1

Aret M
4 reviews
★★★★★

You won't find anyone better than these guys in the local area if you are looking for fast efficient service for your rental property.

1

andrea v sean
2 reviews
★★★★★

When there's a huge crowd at an auction the team will work together to ensure everyone has been greeted and spoken to – this is hard to come by. Very informative and transparent. Look no further, what you want or need the team at Area Specialist will provide where possible. Highly recommend!

1

Angela Maas
1 review
★★★★★

Happy beyond belief with the service from Area Specialist Keysborough. Professional, helpful, friendly, confidence in selling steps right up to auction day when selling our house. Feedback on open inspection and help in guidance to achieve final goal. 10 out of 10.

1

Our signs are everywhere

winningAS