



Kathy Burgstahler

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**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 703 sqm

Agent Comments

Indicative Selling Price

\$890,000 - \$979,000

Median House Price

March quarter 2017: \$876,500

Property has a security system, ducted heating (floor) and evaporative cooling (as well as a split system), undercover rear entertaining area, and a large front yard. STCA, there is the possibility to renovate or develop.

Comparable Properties

**10 Delamere CI MULGRAVE 3170 (REI)**

Agent Comments

**Price:** \$1,150,000**Method:** Private Sale**Date:** 29/04/2017**Rooms:** 5**Property Type:** House**Land Size:** 650 sqm**47 Alderbrook Av MULGRAVE 3170 (REI)**

Agent Comments

**Price:** \$880,500**Method:** Auction Sale**Date:** 13/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 690 sqm**2 Cerise PI MULGRAVE 3170 (REI)**

Agent Comments

**Price:** \$880,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 875 sqm



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 6 Cerise Place, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000 & \$979,000

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
10 Delamere CI MULGRAVE 3170	\$1,150,000	29/04/2017
47 Alderbrook Av MULGRAVE 3170	\$880,500	13/05/2017
2 Cerise PI MULGRAVE 3170	\$880,000	08/04/2017