

## 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  
33 Roberts 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 \$780,000 & \$840,000

#### Median sale price

Median price \$925,000 House X Unit Suburb Mulgrave

Period - From 01/10/2017 to 31/12/2017 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	10 Seaview Cr MULGRAVE 3170	\$860,000	19/12/2017
2	33 Wanda St MULGRAVE 3170	\$825,000	16/12/2017
3	16 Highfield Av MULGRAVE 3170	\$810,000	19/08/2017

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.

33 Roberts Avenue, Mulgrave Vic 3170



 3    1    2

**Rooms:**  
**Property Type:**  
**Land Size:** 696 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$780,000 - \$840,000  
**Median House Price**  
December quarter 2017: \$925,000

TERMS: 10% deposit, balance 30, 60, 90 days WATER RATES: \$700.73 per annum approx COUNCIL RATES: \$1131.45 per annum approx. POTENTIAL RENT: \$310.00 - \$340.00 per week approx. LAND: 18.3m x 38.1m (60' x 125')

## Comparable Properties

10 Seaview Cr MULGRAVE 3170 (REI)

Agent Comments

 1    -    2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 19/12/2017  
**Rooms:** 3  
**Property Type:** House (Res)



33 Wanda St MULGRAVE 3170 (REI)

Agent Comments

 3    1    1

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



16 Highfield Av MULGRAVE 3170 (REI/VG)

Agent Comments

 3    1    1

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx