

STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 12A & 12B Sunrise Drive, Mulgrave VIC 3170 & 1 Whitehaven Crescent, Mulgrave VIC 3170

Indicative selling price

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

Unit type or class

e.g. Four bedroom units

		Lower price	&	Higher price
12A Sunrise - 2 Bedroom 2 Bathroom 1 Car	Or range between	\$750,000		\$800,000
12B Sunrise - 3 Bedroom 2 Bathroom 1 Car	Or range between	\$800,000		\$850,000
1 Whitehaven - 3 Bedroom 3 Bathroom 1 Car	Or range between	\$840,000		\$890,000

Suburb unit median sale price

Median price	\$725,000	Suburb	Mulgrave VIC 3170
Period - From	01/07/2018	to	30/06/2019
Source	REIV propertydata.com.au		

Comparable property sales

A These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. Four bedroom units

	Address of comparable unit	Price	Date of sale
12A Sunrise Drive	1. 69 Waverley Park Drive, Mulgrave VIC 3170	\$751,000	27/07/2019
	2. 1/40 Kambara Drive, Mulgrave VIC 3170	\$796,000	02/05/2019
	3. 3/46-48 Wilma Avenue, Mulgrave VIC 3170	\$775,000	23/02/2019

Unit type or class

E.g. Five bedroom units

	Address of comparable unit	Price	Date of sale
12B Sunrise Drive	1. 1/18 Lotus Crescent, Mulgrave VIC 3170	\$810,000	06/04/2019
	2. 18 Windy Hill Drive, Mulgrave VIC 3170	\$850,000	05/05/2019
	3. 2/3 Matlock Avenue, Mulgrave VIC 3170	\$850,000	27/04/2019

Unit type or class

E.g. Five bedroom units

	Address of comparable unit	Price	Date of sale
1 Whitehaven	1. 1/3 Matlock Avenue, Mulgrave VIC 3170	\$885,000	27/04/2019
	2. 2/3 Matlock Avenue, Mulgrave VIC 3170	\$850,000	27/04/2019
	4. 23 Exhibition Drive, Mulgrave VIC 3170	\$876,000	12/03/2019

Property data source: REIV propertydata.com.au. Generated on 31/07/2019.