

# 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

66 Albany Drive, Mulgrave Vic 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$800,000

### Median sale price

Median price \$838,000

Property Type House

Suburb Mulgrave

Period - From 03/12/2018

to 02/12/2019

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	50 Tiverton Dr MULGRAVE 3170	\$820,000	26/10/2019
2	52 Wattle Gr MULGRAVE 3170	\$780,000	14/08/2019
3	1 Adare Cl MULGRAVE 3170	\$763,000	14/08/2019

**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:

03/12/2019 15:51



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 515 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000  
**Median House Price**  
 03/12/2018 - 02/12/2019: \$838,000

## Comparable Properties



**50 Tiverton Dr MULGRAVE 3170 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

**52 Wattle Gr MULGRAVE 3170 (VG)**

Agent Comments



**Price:** \$780,000  
**Method:** Sale  
**Date:** 14/08/2019  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

**1 Adare Ct MULGRAVE 3170 (VG)**

Agent Comments



**Price:** \$763,000  
**Method:** Sale  
**Date:** 14/08/2019  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx