



 4    3    2

**Rooms:** 4  
**Property Type:** Land  
**Land Size:** 489 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$1,180,000 - \$1,298,000  
**Median House Price**  
March quarter 2017: \$876,500

## Comparable Properties



**12 Sneddon Ct MULGRAVE 3170 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 659 sqm



**2 Blanton Dr MULGRAVE 3170 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$1,238,000  
**Method:** Auction Sale  
**Date:** 10/06/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 673 sqm



**8 Grosvenor Av MULGRAVE 3170 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,213,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 657 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 11 Derby Place, 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 \$1,180,000 & \$1,298,000

#### 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
12 Sneddon Ct MULGRAVE 3170	\$1,260,000	29/04/2017
2 Blanton Dr MULGRAVE 3170	\$1,238,000	10/06/2017
8 Grosvenor Av MULGRAVE 3170	\$1,213,000	29/04/2017