



## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

#### PROPERTY OFFERED FOR SALE

**16 Knell Street, 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 \$999,000 & \$1,098,000**

#### MEDIAN SALE PRICE

**Median price \$985,500 | House | Mulgrave (3170)**

**Period - From 1 December 2016 to 4 December 2017 | Source - Real Estate.com**

#### COMPARABLE PROPERTY SALES

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      |
|--|--------------------|-------------------|
| <b>106 HANSWORTH ST, MULGRAVE VIC 3170</b> | <b>\$1,220,000</b> | <b>02/10/2017</b> |
| <b>8 Lynette Court Mulgrave VIC 3170</b>   | <b>\$901,000</b>   | <b>17/12/2017</b> |
| <b>7 Bevis Street Mulgrave VIC 3170</b>    | <b>\$960,000</b>   | <b>25/11/2017</b> |