

# 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 2/51 Lea Road, Mulgrave 3170 (2 Bed 1 Bath 1 Car)

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$685,000

or range between \$

&

\$

### Median sale price

Median price \$640,000

Apartment *Apartment*

Suburb Mulgrave

Period - From 1 Jul 2023

to

17 Jan 2024

Source RP Data

### 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

3/3 Wilma Avenue, Mulgrave	\$582,000	5 Aug 2023
2/776-780 Springvale Road, Mulgrave	\$630,000	7 Oct 2023
3/13 Lotus Crescent, Mulgrave	\$706,000	21 Oct 2023

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: 22 January 2024