

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

1/7 GLENCAIRN STREET MULGRAVE VIC 3170

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 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

1/20 BAIRD STREET MULGRAVE VIC 3170	\$750,000	23-Nov-22
2/24 STUDLEY STREET MULGRAVE VIC 3170	\$745,000	19-Nov-22
2 NEIL COURT MULGRAVE VIC 3170	\$750,000	08-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 08 May 2023



1/20 BAIRD STREET MULGRAVE VIC 3170

Sold Price

\$750,000

Sold Date **23-Nov-22**
 3  1  1

Distance **0.12km**


2/24 STUDLEY STREET MULGRAVE VIC 3170

Sold Price

\$745,000

Sold Date **19-Nov-22**
 3  1  1

Distance **0.64km**


2 NEIL COURT MULGRAVE VIC 3170

Sold Price

^{RS} **\$750,000**

Sold Date **08-Apr-23**
 3  1  2

Distance **0.74km**
RS = Recent sale

UN = Undisclosed Sale

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