

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

6 Hoddle Street, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$990,000

Property Type House

Suburb Mulgrave

Period - From 01/10/2020

to

30/09/2021

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	32 Gertrude St MULGRAVE 3170	\$1,130,000	20/07/2021
2	29A Tiverton Dr MULGRAVE 3170	\$1,020,000	03/10/2021
3			

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:

10/11/2021 11:57



Property Type: Strata Unit/Flat

Land Size: 314 sqm approx

Agent Comments

Comparable Properties



32 Gertrude St MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,130,000

Method: Sold Before Auction

Date: 20/07/2021

Property Type: House (Res)

Land Size: 394 sqm approx



29A Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 03/10/2021

Property Type: Townhouse (Single)

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.