

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

5 LOLA 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,500

Property type

House

Suburb

Mulgrave

Period-from

01 Aug 2021

to

31 Jul 2022

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

21 WOOLWICH DRIVE MULGRAVE VIC 3170	\$1,035,000	25-Jun-22
42 KAMBARA DRIVE MULGRAVE VIC 3170	\$1,110,000	17-Jun-22
73 ALBANY DRIVE MULGRAVE VIC 3170	\$1,030,000	16-Jul-22

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: 13 August 2022

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**21 WOOLWICH DRIVE MULGRAVE
VIC 3170**

Sold Price

^{RS}
\$1,035,000

Sold Date

25-Jun-22


4



2



3

Distance

1.19km

**42 KAMBARA DRIVE MULGRAVE
VIC 3170**

Sold Price

^{RS}
\$1,110,000

Sold Date

17-Jun-22


3



2



1

Distance

0.49km

**73 ALBANY DRIVE MULGRAVE VIC
3170**

Sold Price

^{RS}
\$1,030,000

Sold Date

16-Jul-22


4



2



2

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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