

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

7 Lalor Close 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Mulgrave

Period-from

01 Dec 2020

to

30 Nov 2021

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

9 Iverna Close Mulgrave VIC 3170	\$1,260,000	31-Jul-21
3 Maitland Close Mulgrave VIC 3170	\$1,335,000	14-Aug-21
4 Fernbank Crescent Mulgrave VIC 3170	\$1,410,000	30-Oct-21

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: 07 December 2021



9 Iverna Close Mulgrave VIC 3170

Sold Price

\$1,260,000

Sold Date

31-Jul-21

 4  2  2

Distance

0.71km



3 Maitland Close Mulgrave VIC 3170

Sold Price

\$1,335,000

Sold Date

14-Aug-21

 5  2  2

Distance

0.47km



4 Fernbank Crescent Mulgrave VIC 3170

Sold Price

^{RS} **\$1,410,000**

Sold Date

30-Oct-21

 4  3  4

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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