Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/3 Caledonia Crescent, Mulgrave Vic 3170

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$810,000		&		\$890,000			
Median sale p	rice							
Median price	\$995,000	Pro	operty Type	Unit			Suburb	Mulgrave
Period - From	01/07/2024	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/12 Studley St MULGRAVE 3170	\$865,000	26/10/2024
2	1/46 Baird St MULGRAVE 3170	\$863,300	14/10/2024
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.

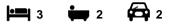
This Statement of Information was prepared on:

23/12/2024 18:08









Property Type: House (Res) Agent Comments Indicative Selling Price \$810,000 - \$890,000 Median Unit Price September quarter 2024: \$995,000

Comparable Properties



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.

Account - Barry Plant | P: 03 9803 0400



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