

# 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

2/3 Caledonia Crescent, Mulgrave Vic 3170
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$810,000
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 & 

\$890,000
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### Median sale price

Median price 

\$995,000
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 Property Type 

Unit
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 Suburb 

Mulgrave
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Period - From 

01/07/2024
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 to 

30/09/2024
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 Source 

REIV
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### 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	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
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 3   
  2   
  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$810,000 - \$890,000

**Median Unit Price**

September quarter 2024: \$995,000

## Comparable Properties



**2/12 Studley St MULGRAVE 3170 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 257 sqm approx

**1/46 Baird St MULGRAVE 3170 (VG)**

Agent Comments

 3   
  -   
  -

**Price:** \$863,300

**Method:** Sale

**Date:** 14/10/2024

**Property Type:** Strata Unit/Flat

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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