

## 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

4 ALMA CLOSE MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jan 2023

to

31 Dec 2023

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 42 ABERDEEN DRIVE DANDENONG NORTH VIC 3175 | \$980,000   | 08-Aug-23 |
| 126 HAVERBRACK DRIVE MULGRAVE VIC 3170     | \$1,100,000 | 11-Nov-23 |
| 5 ANGLESEY COURT MULGRAVE VIC 3170         | \$1,190,800 | 08-Jan-24 |

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: 25 January 2024



**42 ABERDEEN DRIVE  
DANDENONG NORTH VIC 3175**

 5  2  4

Sold Price <sup>RS</sup> **\$980,000** <sup>UN</sup> Sold Date **08-Aug-23**

Distance **2km**



**126 HAVERBRACK DRIVE  
MULGRAVE VIC 3170**

 4  2  2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **11-Nov-23**

Distance **0.29km**



**5 ANGLESEY COURT MULGRAVE  
VIC 3170**

 4  2  2

Sold Price <sup>RS</sup> **\$1,190,800** Sold Date **08-Jan-24**

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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