

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 28 Waverley Park Road, Mulgrave (3 Bed 2 Bath 2 Car)

Indicative selling price

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

Single price \$1,200,000

or range between \$

&

\$

Median sale price

Median price \$1,205,000

Apartment House

Suburb Mulgrave

Period - From 1 May 2023

to

18 Nov 2023

Source RP Data

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

5 Andover Crescent, Mulgrave	\$1,160,000	21 Oct 2023
2 Brunton Crescent, Mulgrave	\$1,405,000	14 Oct 2023
5 Kensington Court, Mulgrave	\$1,050,000	25 Oct 2023

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: 20 November 2023