

# 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 Tiverton Drive, Mulgrave Vic 3170

### Indicative selling price

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

Range between

\$950,000

&

\$995,000

### Median sale price

Median price

\$1,135,000

Property Type

House

Suburb

Mulgrave

Period - From

01/04/2023

to

30/06/2023

Source

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 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	13 Matlock Av MULGRAVE 3170	\$1,000,000	21/04/2023
2	23 Albany Dr MULGRAVE 3170	\$978,000	24/06/2023
3	80 Tiverton Dr MULGRAVE 3170	\$965,000	17/06/2023

**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:

28/07/2023 14:39



3   -  

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 725 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$995,000

**Median House Price**

June quarter 2023: \$1,135,000

## Comparable Properties



**13 Matlock Av MULGRAVE 3170 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 21/04/2023

**Property Type:** House

**Land Size:** 733 sqm approx



**23 Albany Dr MULGRAVE 3170 (REI)**

Agent Comments

-   -   -

**Price:** \$978,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** Land (Res)

**Land Size:** 661 sqm approx



**80 Tiverton Dr MULGRAVE 3170 (REI)**

Agent Comments

3   2   2

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 744 sqm approx