

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

2/75 Highfield Avenue, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$638,000

Median sale price

Median price \$827,500

Property Type Unit

Suburb Mulgrave

Period - From 01/04/2021

to 31/03/2022

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	1/17 Montana Av MULGRAVE 3170	\$748,000	09/07/2022
2	1/5 Redpath Cr SPRINGVALE 3171	\$742,500	26/04/2022
3	2/49 Wattle Gr MULGRAVE 3170	\$630,000	24/02/2022

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:

11/07/2022 14:07



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending March 2022: \$827,500

Comparable Properties



1/17 Montana Av MULGRAVE 3170 (REI)

Agent Comments



Price: \$748,000

Method: Auction Sale

Date: 09/07/2022

Property Type: Unit

Land Size: 317 sqm approx



1/5 Redpath Cr SPRINGVALE 3171 (VG)

Agent Comments



Price: \$742,500

Method: Sale

Date: 26/04/2022

Property Type: Flat/Unit/Apartment (Res)



2/49 Wattle Gr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 24/02/2022

Property Type: Unit

Account - Roger Davis Wheelers Hill | P: 03 95605000