

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 120 Wanda Street, Mulgrave, VIC 3170

Indicative selling price

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

Single Price \$1,200,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Mulgrave (3170)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

Comparable property sales

A These are two 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
3 CHANCELLOR DRIVE, WHEELERS HILL VIC 3150	\$1,170,000	16/04/2022
4 NETHERBY AVENUE, WHEELERS HILL VIC 3150	\$1,204,500	16/07/2022

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: 18/07/2022