

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 ST JAMES PARK DRIVE MULGRAVE VIC 3170

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Dec 2021

to

30 Nov 2022

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

15 BRUNTON CRESCENT MULGRAVE VIC 3170	\$805,000	17-Sep-22
30 EXCELSIOR CIRCUIT MULGRAVE VIC 3170	\$825,000	29-Oct-22
1/2 KAMBARA DRIVE MULGRAVE VIC 3170	\$795,000	30-Jul-22

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: 09 December 2022



15 BRUNTON CRESCENT MULGRAVE VIC 3170

3 2 1

Sold Price

^{RS} \$805,000

Sold Date

17-Sep-22

Distance

0.73km



30 EXCELSIOR CIRCUIT MULGRAVE VIC 3170

3 2 1

Sold Price

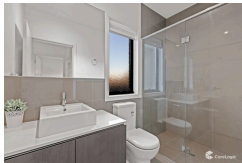
^{RS} \$825,000

Sold Date

29-Oct-22

Distance

0.59km



1/2 KAMBARA DRIVE MULGRAVE VIC 3170

3 2 1

Sold Price

\$795,000

Sold Date

30-Jul-22

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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