

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

8 Dunoon Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Mulgrave

Period - From 01/07/2023

to

30/09/2023

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	89a Tiverton Dr MULGRAVE 3170	\$1,018,000	25/11/2023
2	5/13 Lotus Cr MULGRAVE 3170	\$1,007,000	17/06/2023
3	89 Tiverton Dr MULGRAVE 3170	\$970,000	22/07/2023

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:

01/12/2023 11:42



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

September quarter 2023: \$1,190,000

Comparable Properties



89a Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments

 4  3  2

Price: \$1,018,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 449 sqm approx



5/13 Lotus Cr MULGRAVE 3170 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,007,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Townhouse (Res)



89 Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments

 4  3  2

Price: \$970,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 450 sqm approx

Account - Barry Plant | P: 03 9803 0400