

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

20 Trentbridge Road, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Mulgrave

Period - From 01/10/2023

to 31/12/2023

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	36 Gertrude St MULGRAVE 3170	\$1,430,000	09/12/2023
2	9 Sir Kenneth Luke Blvd MULGRAVE 3170	\$1,345,000	02/12/2023
3	12 Stadium Cirt MULGRAVE 3170	\$1,345,000	16/09/2023

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:

12/02/2024 12:53



Property Type: Land
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2023: \$1,170,000

Comparable Properties



36 Gertrude St MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,430,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 405 sqm approx



9 Sir Kenneth Luke Blvd MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 429 sqm approx



12 Stadium Cirt MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 384 sqm approx

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