

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

14 Mulgrave Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,190,000

Property Type House

Suburb Elsternwick

Period - From 01/01/2022

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	29 Cedar St CAULFIELD SOUTH 3162	\$1,530,000	05/03/2022
2	13 Griffiths St CAULFIELD SOUTH 3162	\$1,457,500	20/02/2022
3	4 Oak Gr RIPPONLEA 3185	\$1,418,000	04/03/2022

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:

22/04/2022 11:28

14 Mulgrave Street, Elsternwick Vic 3185

Marshall Rushford

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2022: \$2,190,000



3 2 2

Property Type: House

Land Size: 292 sqm approx

Agent Comments

Comparable Properties



29 Cedar St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 3

Price: \$1,530,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 304 sqm approx



13 Griffiths St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,457,500

Method: Auction Sale

Date: 20/02/2022

Property Type: Townhouse (Res)



4 Oak Gr RIPPONLEA 3185 (REI)

Agent Comments

3 3 2

Price: \$1,418,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: Townhouse (Res)

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018