Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address 1/	/20 Hansworth Street, Mulgrave Vic 3170
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$690,000	&	\$759,000
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Median sale price

Median price	\$805,000	Pro	perty Type	Jnit		Suburb	Mulgrave
Period - From	17/03/2021	to	16/03/2022	s	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	2/42 Glencairn St MULGRAVE 3170	\$752,000	10/02/2022
2	2/8 Caesar St MULGRAVE 3170	\$730,000	19/02/2022
3			

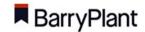
OR

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:	17/03/2022 09:58



Date of sale







Rooms: 4

Property Type: Unit Agent Comments

Indicative Selling Price \$690,000 - \$759,000 Median Unit Price 17/03/2021 - 16/03/2022: \$805,000

Comparable Properties



2/42 Glencairn St MULGRAVE 3170 (REI/VG)

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2

Price: \$752,000

Method: Sold Before Auction

Date: 10/02/2022 Property Type: Unit

Land Size: 214 sqm approx

Agent Comments

2/8 Caesar St MULGRAVE 3170 (REI)

-2





Agent Comments

Price: \$730,000 Method: Auction Sale Date: 19/02/2022 Property Type: Unit

Land Size: 279 sqm approx

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.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



