

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

1/20 Hansworth Street, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$690,000

&

\$759,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Mulgrave

Period - From

17/03/2021

to

16/03/2022

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	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



 3  1  1

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)

Agent Comments

 3  2  1

Price: \$752,000

Method: Sold Before Auction

Date: 10/02/2022

Property Type: Unit

Land Size: 214 sqm approx



2/8 Caesar St MULGRAVE 3170 (REI)

Agent Comments

 2  1  2

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