

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

56 Wilma Avenue Mulgrave VIC 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Mulgrave

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 30 Mountain Crescent Mulgrave VIC 3170 | \$750,000 | 20-Sep-20 |
| 9 Bevis Street Mulgrave VIC 3170 | \$800,000 | 02-Sep-20 |
| 1 Emden Crescent Mulgrave VIC 3170 | \$815,000 | 01-Dec-20 |

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 6 months.~~

This Statement of Information was prepared on: 18 December 2020



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30 Mountain Crescent Mulgrave VIC 3170

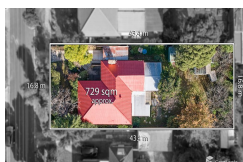
Sold Price

\$750,000

Sold Date **20-Sep-20**

3 1 3

Distance **0.12km**



9 Bevis Street Mulgrave VIC 3170

Sold Price

^{RS} **\$800,000**

Sold Date **02-Sep-20**

4 1 -

Distance **0.56km**



1 Emden Crescent Mulgrave VIC 3170

Sold Price

^{RS} **\$815,000**

Sold Date **01-Dec-20**

3 1 2

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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