

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

2 Franconia Court 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Mulgrave

Period-from

01 Mar 2020

to

28 Feb 2021

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

3 Banara Court Mulgrave VIC 3170	\$800,000	16-Dec-20
29 Mangana Drive Mulgrave VIC 3170	\$845,000	26-Nov-20
3 Bentley Court Mulgrave VIC 3170	\$805,000	20-Feb-21

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: 02 March 2021


3 Banara Court Mulgrave VIC 3170

Sold Price

\$800,000

Sold Date

16-Dec-20


3



1



2

Distance

1.78km

29 Mangana Drive Mulgrave VIC 3170

Sold Price

\$845,000

Sold Date

26-Nov-20


3



1



2

Distance

2.11km

3 Bentley Court Mulgrave VIC 3170

Sold Price

^{RS} **\$805,000**

Sold Date

20-Feb-21


3



1



1

Distance

2.13km
RS = Recent sale

UN = Undisclosed Sale

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