

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Clunies Ross Crescent Mulgrave, 3170
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Indicative selling price

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

Range between	\$850,000 & \$900,000
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Median sale price

Median price	\$1,045,000	Property Type	HOUSE	Suburb	MULGRAVE
Period - From	01-Mar-2023	to	29-Feb-2024	Source	Corelogic

Comparable property sales

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	409 Police Road Mulgrave	\$906,000	20-Jan-2024
2	2 Grosvenor Avenue Mulgrave	\$890,000	16-Dec-2023
3	11 Caesar Street Mulgrave	\$900,000	07-Oct-2023

This statement of information was prepared on 29-Apr-2024 at 12:21:40 PM EST