

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

2/14 Montana 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$766,500

Property type

Unit

Suburb

Mulgrave

Period-from

01 May 2020

to

30 Apr 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

1/14 Montana Avenue Mulgrave VIC 3170	\$943,000	17-Apr-21
1/23 Hope Street Springvale VIC 3171	\$895,500	13-Mar-21
2/22 Studley Street Mulgrave VIC 3170	\$920,000	11-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: 06 May 2021



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1/14 Montana Avenue Mulgrave VIC 3170

Sold Price

^{RS} **\$943,000**

Sold Date

17-Apr-21

4 3 2

Distance

0.02km



1/23 Hope Street Springvale VIC 3171

Sold Price

^{RS} **\$895,500**

Sold Date

13-Mar-21

4 3 2

Distance

1.01km



2/22 Studley Street Mulgrave VIC 3170

Sold Price

\$920,000

Sold Date

11-Feb-21

4 3 1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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