

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

28 BRUNTON CRESCENT 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,067,500

Property type

House

Suburb

Mulgrave

Period-from

01 Sep 2023

to

31 Aug 2024

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

| | | |
|------------------------------------------|--------|-----------|
| 27 WAVERLEY PARK DRIVE MULGRAVE VIC 3170 | 910000 | 22-Jun-24 |
| 44 ELLIS PARK AVENUE MULGRAVE VIC 3170 | 880000 | 20-Jul-24 |
| 30 CAMVILLE ROAD MULGRAVE VIC 3170 | 860000 | 15-Aug-24 |

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.~~

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**27 WAVERLEY PARK DRIVE
MULGRAVE VIC 3170**

3 2 1

Sold Price

^{RS} **910000**

Sold Date **22-Jun-24**

Distance **0.9km**



**44 ELLIS PARK AVENUE
MULGRAVE VIC 3170**

3 2 1

Sold Price

^{RS} **880000**

Sold Date **20-Jul-24**

Distance **0.28km**



**30 CAMVILLE ROAD MULGRAVE
VIC 3170**

3 2 2

Sold Price

^{RS} **860000**

Sold Date **15-Aug-24**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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