

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

1/5 Dobell 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Nov 2020

to

31 Oct 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

1/27 McKenna Road Glen Waverley VIC 3150	\$1,000,000	08-Sep-21
1/27 Chivers Avenue Glen Waverley VIC 3150	\$1,035,000	30-Oct-21
1/8 Glencairn Street Mulgrave VIC 3170	\$1,000,000	24-Apr-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: 09 November 2021



1/27 McKenna Road Glen Waverley VIC 3150

Sold Price

\$1,000,000

Sold Date

08-Sep-21

 4  2  2

Distance

1.64km



1/27 Chivers Avenue Glen Waverley VIC 3150

Sold Price

^{RS} **\$1,035,000**

Sold Date

30-Oct-21

 3  2  2

Distance

1.97km



1/8 Glencairn Street Mulgrave VIC 3170

Sold Price

\$1,000,000

Sold Date

24-Apr-21

 4  2  2

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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