

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

1/6 JEANETTE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Mulgrave

Period-from

01 Dec 2023

to

30 Nov 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

1/34 ASCOT DRIVE NOBLE PARK NORTH VIC 3174	\$630,000	01-Aug-24
2/40 SHELTON CRESCENT NOBLE PARK NORTH VIC 3174	\$612,000	03-Dec-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.

This Statement of Information was prepared on: 17 December 2024



**1/34 ASCOT DRIVE NOBLE PARK
NORTH VIC 3174**

2 1 1

Sold Price **\$630,000** Sold Date **01-Aug-24**

Distance **1.64km**



**2/40 SHELTON CRESCENT NOBLE
PARK NORTH VIC 3174**

2 1 1

Sold Price ^{RS} **\$612,000** Sold Date **03-Dec-24**

Distance **1.04km**

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

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