

## 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

1/31 Mangana Drive Mulgrave VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$719,500

Property type

Unit

Suburb

Mulgrave

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/20 Suemar Street Mulgrave VIC 3170	\$641,000	16-Mar-19
1/23 Hubbard Avenue Mulgrave VIC 3170	\$615,000	30-Mar-19
2/24 Carson Street Mulgrave VIC 3170	\$606,000	31-Jan-19

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: 18 November 2019



**1/20 Suemar Street Mulgrave VIC 3170**

Sold Price

**\$641,000**

Sold Date

**16-Mar-19**

 3

 1

 1

Distance

**0.65km**



**1/23 Hubbard Avenue Mulgrave VIC 3170**

Sold Price

**\$615,000**

Sold Date

**30-Mar-19**

 3

 1

 1

Distance

**0.95km**



**2/24 Carson Street Mulgrave VIC 3170**

Sold Price

**\$606,000**

Sold Date

**31-Jan-19**

 3

 1

 1

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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