

# 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 116B Wanda Street, Mulgrave, VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$735,000

&

\$799,000

### Median sale price

Median price

\$751,500

Property Type

Townhouse

Suburb

Mulgrave (3170)

Period - From

01/11/2020

to

31/10/2021

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
38 ELLIS PARK AVENUE, MULGRAVE VIC 3170	\$732,000	10/07/2021
36 ELLIS PARK AVENUE, MULGRAVE VIC 3170	\$735,500	22/05/2021
11 BRUNTON CRESCENT, MULGRAVE VIC 3170	\$880,000	10/11/2021

This Statement of Information was prepared on: 18/11/2021