

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 ALBERT 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/17 MONTANA AVENUE MULGRAVE VIC 3170	\$748,000	09-Jul-22
1/4B WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$651,000	30-Jul-22
1/40 AMIEL STREET SPRINGVALE VIC 3171	\$656,000	12-Jul-22

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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**1/17 MONTANA AVENUE
MULGRAVE VIC 3170**

3 1 1

Sold Price ^{RS} **\$748,000** Sold Date **09-Jul-22**

Distance **0.31km**



**1/4B WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

2 1 2

Sold Price ^{RS} **\$651,000** Sold Date **30-Jul-22**

Distance **1.95km**



**1/40 AMIEL STREET SPRINGVALE
VIC 3171**

3 1 2

Sold Price ^{RS} **\$656,000** Sold Date **12-Jul-22**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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