

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

3/7 MULGRAVE STREET ELSTERNWICK VIC 3185

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Sep 2021

to

31 Aug 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

5/37 ORRONG ROAD ELSTERNWICK VIC 3185	\$520,000	08-Aug-22
11/154 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$548,000	03-Jun-22
10/3 ALEXANDRA AVENUE ELSTERNWICK VIC 3185	\$560,000	26-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.~~

This Statement of Information was prepared on: 13 September 2022

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**5/37 ORRONG ROAD
ELSTERNWICK VIC 3185**

2 1 1

 Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **08-Aug-22**
Distance **0.95km**

**11/154 BALACLAVA ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

 Sold Price ^{RS} **\$548,000** ^{UN} Sold Date **03-Jun-22**
Distance **1.22km**

**10/3 ALEXANDRA AVENUE
ELSTERNWICK VIC 3185**

2 1 1

 Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **26-Jul-22**
Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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