

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

25 KNELL STREET 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

\$1,100,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Mulgrave

Period-from

01 Sep 2022

to

31 Aug 2023

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

87 WANDA STREET MULGRAVE VIC 3170	\$1,172,000	18-Mar-23
71 HANSWORTH STREET MULGRAVE VIC 3170	\$1,176,000	06-May-23
13 WATTLE GROVE MULGRAVE VIC 3170	\$1,150,000	27-May-23

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: 05 September 2023

**87 WANDA STREET MULGRAVE
VIC 3170**

3 1 2

Sold Price

\$1,172,000

Sold Date

18-Mar-23

Distance

0.37km**71 HANSWORTH STREET
MULGRAVE VIC 3170**

3 1 2

Sold Price

\$1,176,000

Sold Date

06-May-23

Distance

0.74km**13 WATTLE GROVE MULGRAVE
VIC 3170**

3 1 2

Sold Price

\$1,150,000

Sold Date

27-May-23

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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