

# 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

39 Carson Street, Mulgrave Vic 3170

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,005,000

Property Type

House

Suburb

Mulgrave

Period - From

01/01/2024

to

31/03/2024

Source

REIV

### 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 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 4 Worthing Ct MULGRAVE 3170    | \$1,134,000 | 20/04/2024   |
| 2 | 22 Anora Cr MULGRAVE 3170      | \$1,104,000 | 18/05/2024   |
| 3 | 59 Lea Rd MULGRAVE 3170        | \$1,090,000 | 18/05/2024   |

**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 six months.~~

This Statement of Information was prepared on:

03/07/2024 14:16



 4  1  4

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,000,000 - \$1,100,000  
Median House Price  
March quarter 2024: \$1,005,000

## Comparable Properties

4 Worthing Ct MULGRAVE 3170 (REI/VG)

Agent Comments

 4  1  4

Price: \$1,134,000  
Method: Auction Sale  
Date: 20/04/2024  
Property Type: House (Res)  
Land Size: 685 sqm approx



22 Anora Cr MULGRAVE 3170 (REI)

Agent Comments

 5  2  2

Price: \$1,104,000  
Method: Auction Sale  
Date: 18/05/2024  
Property Type: House (Res)  
Land Size: 687 sqm approx



59 Lea Rd MULGRAVE 3170 (REI)

Agent Comments

 4  2  2

Price: \$1,090,000  
Method: Auction Sale  
Date: 18/05/2024  
Property Type: House (Res)  
Land Size: 651 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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