

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

31 St James Park Drive 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Mulgrave

Period-from

01 Feb 2021

to

31 Jan 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

44 Ellis Park Avenue Mulgrave VIC 3170	\$770,000	15-Dec-21
29 Excelsior Circuit Mulgrave VIC 3170	\$770,000	20-Nov-21
8 Richmond Circuit Mulgrave VIC 3170	\$736,000	09-Oct-21

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: 04 February 2022



44 Ellis Park Avenue Mulgrave VIC 3170

Sold Price

\$770,000

Sold Date

15-Dec-21

 3  2  -

Distance

0.4km



29 Excelsior Circuit Mulgrave VIC 3170

Sold Price

^{RS} **\$770,000**

Sold Date

20-Nov-21

 3  2  1

Distance

0.66km



8 Richmond Circuit Mulgrave VIC 3170

Sold Price

\$736,000

Sold Date

09-Oct-21

 3  2  1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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