

Comparable Sales

Final Preview

## 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

61 MULHALL DRIVE ST ALBANS VIC 3021

## 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

\$780,000

&amp;

\$810,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2021

to

30 Jun 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


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: 19 July 2022