

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

9 Ellis Park Avenue 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mulgrave

Period-from

01 Feb 2021

to

01 Feb 2022

Source

PropTrack

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

46 Waverley Park Drive Mulgrave VIC 3170	\$1,050,000	19-Dec-21
108 Stadium Circuit Mulgrave VIC 3170	\$930,000	08-Nov-21
4B Stadium Circuit Mulgrave VIC 3170	\$925,000	16-Dec-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: 25 February 2022



46 Waverley Park Drive Mulgrave VIC 3170

4 2 2

Sold Price

\$1,050,000

Sold Date

19-Dec-21

Distance

0.8km



108 Stadium Circuit Mulgrave VIC 3170

4 3 2

Sold Price

\$930,000

Sold Date

08-Nov-21

Distance

0.91km



4B Stadium Circuit Mulgrave VIC 3170

3 3 2

Sold Price

\$925,000

Sold Date

16-Dec-21

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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