

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

2 Clifton Court, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,135,000

Property Type House

Suburb Mulgrave

Period - From 01/04/2023

to

30/06/2023

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	22 Withers Av MULGRAVE 3170	\$1,201,000	17/06/2023
2	71 Hansworth St MULGRAVE 3170	\$1,176,000	06/05/2023
3	87 Wanda St MULGRAVE 3170	\$1,172,000	18/03/2023

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:

26/07/2023 12:28



Property Type: House (Previously Occupied - Detached)
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2023: \$1,135,000

Comparable Properties



22 Withers Av MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,201,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 651 sqm approx



71 Hansworth St MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,176,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 686 sqm approx



87 Wanda St MULGRAVE 3170 (VG)

Agent Comments



Price: \$1,172,000
Method: Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 774 sqm approx