

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 FIFE COURT 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,009,000

Property type

House

Suburb

Mulgrave

Period-from

01 Oct 2021

to

30 Sep 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

3 CERISE PLACE MULGRAVE VIC 3170	\$1,000,000	06-Jun-22
21 WOOLWICH DRIVE MULGRAVE VIC 3170	\$1,035,000	25-Jun-22
31 MACKIE ROAD MULGRAVE VIC 3170	\$1,000,000	21-Aug-22

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: 26 October 2022



3 CERISE PLACE MULGRAVE VIC 3170

 4  2  2

Sold Price

\$1,000,000

Sold Date

06-Jun-22

Distance

2.73km



21 WOOLWICH DRIVE MULGRAVE VIC 3170

 4  2  3

Sold Price

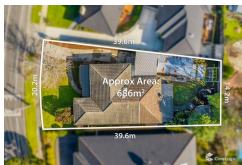
\$1,035,000

Sold Date

25-Jun-22

Distance

1.24km



31 MACKIE ROAD MULGRAVE VIC 3170

 5  1  3

Sold Price

\$1,000,000

Sold Date

21-Aug-22

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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