

## 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

14 ELLIS PARK AVENUE MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,047,500

Property type

House

Suburb

Mulgrave

Period-from

01 Apr 2023

to

31 Mar 2024

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

115 STADIUM CIRCUIT MULGRAVE VIC 3170	\$1,300,000	11-Nov-23
6 BLANFORD COURT MULGRAVE VIC 3170	\$1,200,000	18-Mar-24

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.

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**115 STADIUM CIRCUIT MULGRAVE  
VIC 3170**

3 2 2

Sold Price

**\$1,300,000**

Sold Date

**11-Nov-23**

Distance

**0.78km**



**6 BLANFORD COURT MULGRAVE  
VIC 3170**

3 2 2

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**18-Mar-24**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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