

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

37 Grovelands Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$1,152,500

Property Type

House

Suburb

Mulgrave

Period - From

01/10/2022

to

31/12/2022

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	2 Aintree Av MULGRAVE 3170	\$840,000	17/12/2022
2			
3			

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:

19/03/2023 20:59



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Property Type: House

Agent Comments

Indicative Selling Price

\$820,000 - \$880,000

Median House Price

December quarter 2022: \$1,152,500

Comparable Properties



2 Aintree Av MULGRAVE 3170 (REI)

Agent Comments

4 2 2

Price: \$840,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 651 sqm approx

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.