

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

4 WITHERS 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,500

Property type

House

Suburb

Mulgrave

Period-from

01 Aug 2021

to

31 Jul 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

1 WATTLE GROVE MULGRAVE VIC 3170	\$980,000	24-Feb-22
1/35 MEDORO GROVE MULGRAVE VIC 3170	\$980,800	29-Mar-22
19B WILMA AVENUE MULGRAVE VIC 3170	\$990,000	18-May-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: 02 August 2022



1 WATTLE GROVE MULGRAVE VIC 3170

Sold Price

^{RS} \$980,000

Sold Date

24-Feb-22



4



2



2

Distance

1.61km



1/35 MEDORO GROVE MULGRAVE VIC 3170

Sold Price

\$980,800

Sold Date

29-Mar-22



4



2



2

Distance

1.69km



19B WILMA AVENUE MULGRAVE VIC 3170

Sold Price

\$990,000

Sold Date

18-May-22



4



2



1

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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