

## 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

1/6 JEANETTE COURT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$863,300

Property type

Unit

Suburb

Mulgrave

Period-from

01 Jan 2024

to

31 Dec 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

2/40 SHELTON CRESCENT NOBLE PARK NORTH VIC 3174

\$612,000

03-Dec-24

2/231 OUTLOOK DRIVE DANDENONG NORTH VIC 3175

\$660,000

30-Oct-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.

This Statement of Information was prepared on: 31 January 2025



**2/40 SHELTON CRESCENT NOBLE  
PARK NORTH VIC 3174**

Sold Price

<sup>RS</sup> **\$612,000** Sold Date **03-Dec-24**

 2  1  1

Distance **1.04km**



**2/231 OUTLOOK DRIVE  
DANDENONG NORTH VIC 3175**

Sold Price

**\$660,000** Sold Date **30-Oct-24**

 2  1  1

Distance **0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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