# 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	
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### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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### Median sale price

Median price	\$1,060,000	Pro	perty Type	House		Suburb	Mulgrave
Period - From	01/10/2024	to	31/12/2024		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

Address of comparable property		Price	Date of sale
1	156 Hansworth St MULGRAVE 3170	\$1,078,000	16/11/2024
2	94 Haverbrack Dr MULGRAVE 3170	\$1,045,000	16/11/2024
3	12 Cicada Ct MULGRAVE 3170	\$1,055,000	12/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 16:06













**Property Type:** House **Land Size:** 640 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price

December quarter 2024: \$1,060,000

# Comparable Properties

156 Hansworth St MULGRAVE 3170 (REI/VG)

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**3** 

**Agent Comments** 

**Price:** \$1,078,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: House (Res) Land Size: 683 sqm approx



94 Haverbrack Dr MULGRAVE 3170 (REI)

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**Agent Comments** 

**Price:** \$1,045,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: House (Res) Land Size: 730 sqm approx



12 Cicada Ct MULGRAVE 3170 (REI/VG)

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1 2

**Agent Comments** 

Price: \$1,055,000 Method: Auction Sale Date: 12/10/2024

**Property Type:** House (Res) **Land Size:** 655 sqm approx

Account - Barry Plant | P: 03 9803 0400





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