

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

2 Aybrook Court 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

House

Suburb

Mulgrave

Period-from

01 Nov 2019

to

31 Oct 2020

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 Aybrook Court Mulgrave VIC 3170	\$815,000	22-May-20
7 Hainthorpe Grove Mulgrave VIC 3170	-	15-Jun-19
9 Hainthorpe Grove Mulgrave VIC 3170	\$886,000	10-Aug-19

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: 20 November 2020



1 Aybrook Court Mulgrave VIC 3170 Sold Price **\$815,000** Sold Date **22-May-20**

 3  1  2

Distance **0.02km**



7 Hainthorpe Grove Mulgrave VIC 3170 Sold Price - Sold Date **15-Jun-19**

 3  1  4

Distance **0.09km**



9 Hainthorpe Grove Mulgrave VIC 3170 Sold Price **\$886,000** Sold Date **10-Aug-19**

 4  2  2

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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