

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

3 SABINA PARK DRIVE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Mulgrave

Period-from

01 Aug 2023

to

31 Jul 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

7 LINTON PLACE MULGRAVE VIC 3170	\$1,251,000	29-May-24
6 MILLS COURT MULGRAVE VIC 3170	\$1,293,500	15-Jun-24
1 SABINA PARK DRIVE MULGRAVE VIC 3170	\$1,330,000	06-Jul-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: 08 August 2024



7 LINTON PLACE MULGRAVE VIC 3170

 4  2  2

Sold Price

^{RS} **\$1,251,000** Sold Date **29-May-24**

Distance **0.66km**



6 MILLS COURT MULGRAVE VIC 3170

 4  2  2

Sold Price

^{RS} **\$1,293,500** Sold Date **15-Jun-24**

Distance **0.85km**



1 SABINA PARK DRIVE MULGRAVE VIC 3170

 5  3  2

Sold Price

^{RS} **\$1,330,000** ^{UN} Sold Date **06-Jul-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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