

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 5 Dirkala Court, Mulgrave, VIC 3170

Indicative selling price

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

Price Range

\$850,000

&

\$935,000

Median sale price

Median price

\$1,015,500

Property Type

House

Suburb

Mulgrave (3170)

Period - From

10/08/2021

to

09/08/2022

Source

Real Estate

Comparable property sales

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	Price	Date of sale
714 WELLINGTON ROAD, MULGRAVE VIC 3170	\$860,000	01/06/2022
11 CLOVERDALE COURT, MULGRAVE VIC 3170	\$855,000	12/03/2022
13 FERNBANK CRESCENT, MULGRAVE VIC 3170	\$850,000	30/07/2022

This Statement of Information was prepared on: 09/08/2022