

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

11 SUEMAR STREET 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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jan 2022

to

31 Dec 2022

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

24 KNELL STREET MULGRAVE VIC 3170	\$930,500	30-Jul-22
120 WANDA STREET MULGRAVE VIC 3170	\$1,130,000	03-Oct-22
1 GLENCAIRN STREET MULGRAVE VIC 3170	\$939,888	01-Oct-22

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: 16 January 2023



24 KNELL STREET MULGRAVE VIC 3170

Sold Price

\$930,500

Sold Date

30-Jul-22

 3  1  -

Distance

0.08km



120 WANDA STREET MULGRAVE VIC 3170

Sold Price

\$1,130,000

Sold Date

03-Oct-22

 5  4  2

Distance

0.19km



1 GLENCAIRN STREET MULGRAVE VIC 3170

Sold Price

^{RS} **\$939,888**

Sold Date

01-Oct-22

 3  1  1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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