

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/55 Baird Street Mulgrave, 3170
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Indicative selling price

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

Range between	\$970,000 & \$1,020,000
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Median sale price

Median price	\$800,000	Property Type	UNIT	Suburb	MULGRAVE
Period - From	01-Feb-2023	to	31-Jan-2024	Source	Corelogic

Comparable property sales

	Address of comparable property	Price	Date of sale
1	1/8 Withers Avenue Mulgrave	\$1,050,000	23-Nov-2023
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	2/15 Montana Avenue Mulgrave	\$950,000	07-Jan-2024

This statement of information was prepared on 25-Mar-2024 at 9:46:53 AM EST