

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

4 RENBOLD PLACE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jul 2023

to

30 Jun 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

2 ACLAND CLOSE MULGRAVE VIC 3170	\$1,151,000	15-Jun-24
28 AMBLECOTE CRESCENT MULGRAVE VIC 3170	\$1,200,000	24-Feb-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: 15 July 2024



2 ACLAND CLOSE MULGRAVE VIC 3170

Sold Price

^{RS}

\$1,151,000

Sold Date

15-Jun-24

 4  2  2

Distance

0.06km



**28 AMBLECOTE CRESCENT
MULGRAVE VIC 3170**

Sold Price

\$1,200,000

Sold Date

24-Feb-24

 4  2  2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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