

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

48 Shaftsbury Drive, Mulgrave Vic 3170

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,018,500 Property Type House Suburb Mulgrave

Period - From 01/04/2022 to 31/03/2023 Source REIV

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 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
1	16 Valewood Dr MULGRAVE 3170	\$820,000	15/12/2022
2	72 Mackie Rd MULGRAVE 3170	\$820,000	04/03/2023
3	94 Hansworth St MULGRAVE 3170	\$786,000	18/02/2023

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 six months.~~

This Statement of Information was prepared on:

11/05/2023 13:17



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending March 2023: \$1,018,500

Comparable Properties



16 Valewood Dr MULGRAVE 3170 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 15/12/2022
Property Type: House (Res)
Land Size: 656 sqm approx



72 Mackie Rd MULGRAVE 3170 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 720 sqm approx



94 Hansworth St MULGRAVE 3170 (REI)

Agent Comments



Price: \$786,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 683 sqm approx

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