## 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

3 Emden Crescent, Mulgrave Vic 3170

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$850,000		&		\$935,000				
Median sale price									
Median price	\$1,060,000	Pro	operty Type	Hou	ISE		Suburb	Mulgrave	
Period - From	01/10/2024	to	31/12/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	85 Albany Dr MULGRAVE 3170	\$890,000	30/11/2024
2	23 Withers Av MULGRAVE 3170	\$912,000	17/08/2024
3	45 Wattle Gr MULGRAVE 3170	\$925,000	10/08/2024

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:

21/01/2025 09:51









Property Type: Divorce/Estate/Family Transfers Land Size: 631 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median House Price December quarter 2024: \$1,060,000

# **Comparable Properties**

85 Albany Dr MULGRAVE 3170 (REI) 3 1 2 Price: \$890,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 656 sqm approx	Agent Comments
23 Withers Av MULGRAVE 3170 (REI/VG) 3 1 2 Price: \$912,000 Method: Auction Sale Date: 17/08/2024 Property Type: House (Res) Land Size: 638 sqm approx	Agent Comments
45 Wattle Gr MULGRAVE 3170 (REI/VG) → 3 → 1 → 2 Price: \$925,000 Method: Auction Sale Date: 10/08/2024 Property Type: House (Res) Land Size: 791 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9803 0400



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