

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

2b Neil Court, Mulgrave Vic 3170

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Mulgrave

Period - From 01/01/2022

to 31/12/2022

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	1/56 Lebanon Cr MULGRAVE 3170	\$725,000	09/11/2022
2	6 Charlton St SPRINGVALE 3171	\$704,000	07/02/2023
3	1/16 Renver Rd CLAYTON 3168	\$685,000	01/10/2022

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:

28/03/2023 13:51



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
Year ending December 2022: \$820,000

Comparable Properties



1/56 Lebanon Cr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 09/11/2022
Property Type: Unit



6 Charlton St SPRINGVALE 3171 (REI)

Agent Comments



Price: \$704,000
Method: Private Sale
Date: 07/02/2023
Property Type: House
Land Size: 526 sqm approx



1/16 Renver Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Unit