

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

1/12 STUDLEY STREET 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Mulgrave

Period-from

01 Oct 2023

to

30 Sep 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

1/7 NEVILLE COURT SPRINGVALE VIC 3171

\$656,000

11-Jul-24

1/15 HIGHFIELD AVENUE MULGRAVE VIC 3170

\$650,000

21-Sep-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: 25 October 2024

**1/7 NEVILLE COURT SPRINGVALE
VIC 3171** 3  1  1

Sold Price

\$656,000

Sold Date

11-Jul-24

Distance

0.87km**1/15 HIGHFIELD AVENUE
MULGRAVE VIC 3170** 3  1  -

Sold Price

^{RS} **\$650,000**

Sold Date

21-Sep-24

Distance

1.32km**RS** = Recent sale**UN** = Undisclosed Sale

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