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 | 16 Suva Street, Mulgrave Vic 3170 |
|----------------------|-----------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$950,000 | & | \$1,045,000 |
|-------------------------|---|-------------|
|-------------------------|---|-------------|

Median sale price

| Median price | \$1,070,000 | Pro | perty Type | House | | Suburb | Mulgrave |
|---------------|-------------|-----|------------|-------|--------|----------|----------|
| Period - From | 18/02/2024 | to | 17/02/2025 | | Source | Property | / Data |

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 | 7 Milton Cr MULGRAVE 3170 | \$1,005,000 | 15/02/2025 |
|---|------------------------------|-------------|------------|
| 2 | 81 Tiverton Dr MULGRAVE 3170 | \$950,000 | 26/10/2024 |
| 3 | 5 Rosewood Ct MULGRAVE 3170 | \$1,006,500 | 05/10/2024 |

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: | 18/02/2025 11:15 |
|--|------------------|









Property Type: House Land Size: 650 sqm approx **Agent Comments**

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** 18/02/2024 - 17/02/2025: \$1,070,000

Comparable Properties



7 Milton Cr MULGRAVE 3170 (REI)

Price: \$1,005,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 732 sqm approx

Agent Comments



81 Tiverton Dr MULGRAVE 3170 (REI/VG)

Agent Comments

Price: \$950,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 657 sqm approx

5 Rosewood Ct MULGRAVE 3170 (REI/VG)

Price: \$1,006,500 Method: Auction Sale Date: 05/10/2024

Property Type: House (Res) Land Size: 677 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9803 0400





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