## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,006,500

# 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
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#### 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)

5 Rosewood Ct MULGRAVE 3170

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

#### OR

3

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



05/10/2024







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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