

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

2/3 Caledonia Crescent, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$810,000

&

\$890,000

Median sale price

Median price

\$995,000

Property Type

Unit

Suburb

Mulgrave

Period - From

01/07/2024

to

30/09/2024

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	2/12 Studley St MULGRAVE 3170	\$865,000	26/10/2024
2	1/46 Baird St MULGRAVE 3170	\$863,300	14/10/2024
3			

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:

23/12/2024 18:08



 3  2  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$810,000 - \$890,000
Median Unit Price
September quarter 2024: \$995,000

Comparable Properties



2/12 Studley St MULGRAVE 3170 (REI)

Agent Comments

 3  2  2

Price: \$865,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 257 sqm approx

1/46 Baird St MULGRAVE 3170 (VG)

Agent Comments

 3  -  -

Price: \$863,300
Method: Sale
Date: 14/10/2024
Property Type: Strata Unit/Flat

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.