

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

403 Police Road, Mulgrave Vic 3170

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,083,000

Property Type

House

Suburb

Mulgrave

Period - From

01/10/2023

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	55 Stadium Cirt MULGRAVE 3170	\$1,440,000	05/10/2024
2	25 Gertrude St MULGRAVE 3170	\$1,405,000	24/08/2024
3	1 Macaulay PI MULGRAVE 3170	\$1,550,000	03/08/2024

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:

21/11/2024 11:59



 3  1 

Property Type:
Divorce/Estate/Family Transfers
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending September 2024: \$1,083,000

Comparable Properties



55 Stadium Cirt MULGRAVE 3170 (REI)

Agent Comments

 4  2  2

Price: \$1,440,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 512 sqm approx



25 Gertrude St MULGRAVE 3170 (REI/IG)

Agent Comments

 4  3  2

Price: \$1,405,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 515 sqm approx



1 Macaulay PI MULGRAVE 3170 (REI)

Agent Comments

 4  2  2

Price: \$1,550,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 412 sqm approx