

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

141 POLICE ROAD 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,500

Property type

House

Suburb

Mulgrave

Period-from

01 Jun 2021

to

31 May 2022

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

191 POLICE ROAD MULGRAVE VIC 3170	\$848,000	21-Mar-22
32 HUBBARD AVENUE MULGRAVE VIC 3170	\$900,000	05-Mar-22
18 HIGHFIELD AVENUE MULGRAVE VIC 3170	\$900,000	30-May-22

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: 14 June 2022



191 POLICE ROAD MULGRAVE VIC 3170 Sold Price **\$848,000** Sold Date **21-Mar-22**

 3  1  1

Distance **0.5km**



32 HUBBARD AVENUE MULGRAVE VIC 3170 Sold Price **\$900,000** Sold Date **05-Mar-22**

 3  1  1

Distance **0.62km**



18 HIGHFIELD AVENUE MULGRAVE VIC 3170 Sold Price ^{RS} **\$900,000** Sold Date **30-May-22**

 3  1  1

Distance **-**

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

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