

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

1 LIM COURT 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

or range
between

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$989,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jun 2022

to

31 May 2023

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

18 CLENDON ROAD MULGRAVE VIC 3170	\$975,000	11-Feb-23
3 MALLEE COURT MULGRAVE VIC 3170	\$905,000	02-Dec-22
44 BELLBROOK DRIVE DANDENONG NORTH VIC 3175	\$855,000	27-May-23

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 2023



**18 CLENDON ROAD MULGRAVE
VIC 3170**

 3  2  2

Sold Price **\$975,000** Sold Date **11-Feb-23**

Distance **0.8km**



**3 MALLEE COURT MULGRAVE VIC
3170**

 3  2  2

Sold Price **\$905,000** Sold Date **02-Dec-22**

Distance **1.68km**



**44 BELLBROOK DRIVE
DANDENONG NORTH VIC 3175**

 3  2  2

Sold Price ^{RS} **\$855,000** Sold Date **27-May-23**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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