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	2/16 KNELL STREET 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	Property type	Other	Suburb	Mulgrave
Period-from	01 May 2022	to	30 Apr 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
1/30 ROBERTS AVENUE MULGRAVE VIC 3170	$1,030,000	12-Apr-23
2/157 WANDA STREET MULGRAVE VIC 3170	$950,000	02-Apr-23
1/87 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150	$1,040,000	30-Nov-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: 26 APRIL 2023

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1/30 ROBERTS AVENUE MULGRAVE VIC 3170

4 2 2

Sold Price $1,030,000 Sold Date **12-Apr-23**

Distance **1.58km**



2/157 WANDA STREET MULGRAVE VIC 3170

4 2 1

Sold Price **$950,000** Sold Date **02-Apr-23**

Distance **0.51km**



1/87 COOTAMUNDRA DRIVE WHEELERS HILL VIC 3150

4 2 2

Sold Price **$1,040,000** Sold Date **30-Nov-22**

Distance **1.89km**

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

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