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	3/680 WELLINGTON 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~~		or range between	$600,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$786,000	Property type	Unit	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
8/443-445 POLICE ROAD MULGRAVE VIC 3170	$595,000	03-Feb-23
2/23 HUBBARD AVENUE MULGRAVE VIC 3170	$617,500	18-Mar-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: 16 May 2023

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8/443-445 POLICE ROAD MULGRAVE VIC 3170

2 1 1

Sold Price **$595,000** Sold Date **03-Feb-23**

Distance **1.65km**



2/23 HUBBARD AVENUE MULGRAVE VIC 3170

2 1 1

Sold Price RS **$617,500** Sold Date **18-Mar-23**

Distance **1.87km**

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

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