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<br>Including suburb and postcode | 10 MARDENE 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 | $870,000 | & | $950,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $999,000 | Property type | House | Suburb | Mulgrave |
| Period-from | 26 Jan 2023 | to | 26 Jul 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 |
|---|---|---|
| 80 FERNBANK CRESCENT MULGRAVE VIC 3170 | $938,000 | 25-May-23 |
| 1 KIEWA COURT DANDENONG NORTH VIC 3175 | $855,000 | 08-Jul-23 |
| 29 AMBLECOTE CRESCENT MULGRAVE VIC 3170 | $960,000 | 01-Apr-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: 21 August 2023

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**80 FERNBANK CRESCENT MULGRAVE VIC 3170**

3 1 2

Sold Price **$938,000** Sold Date **25-May-23**

Distance **0.54km**



**1 KIEWA COURT DANDENONG NORTH VIC 3175**

3 2 -

Sold Price RS **$855,000** Sold Date **08-Jul-23**

Distance **1.15km**



**29 AMBLECOTE CRESCENT MULGRAVE VIC 3170**

3 2 2

Sold Price **$960,000** Sold Date **01-Apr-23**

Distance **0.52km**

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

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