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	5 ROSEWOOD 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	$930,000	&	$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,067,500	Property type	House	Suburb	Mulgrave
Period-from	01 Sep 2023	to	31 Aug 2024	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
23 WITHERS AVENUE MULGRAVE VIC 3170	$912,000	17-Aug-24
61 LEA ROAD MULGRAVE VIC 3170	$1,089,800	22-Jun-24
15 CURIE AVENUE MULGRAVE VIC 3170	$1,080,000	29-Jun-24

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: 13 September 2024

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23 WITHERS AVENUE MULGRAVE VIC 3170

3 1 2

Sold Price RS $912,000 Sold Date 17-Aug-24

Distance 0.79km



61 LEA ROAD MULGRAVE VIC 3170

3 1 2

Sold Price $1,089,800 Sold Date 22-Jun-24

Distance 0.82km



15 CURIE AVENUE MULGRAVE VIC 3170

3 1 2

Sold Price RS $1,080,000 Sold Date 29-Jun-24

Distance 0.96km

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

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