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	147 Hansworth Street, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,030,000

Median sale price

Median price $1,083,000 Property Type House Suburb Mulgrave

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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	81 Tiverton Dr MULGRAVE 3170	$950,000	26/10/2024
2	12 Cicada Ct MULGRAVE 3170	$1,055,000	12/10/2024
3	3 Aybrook Ct MULGRAVE 3170	$1,100,000	11/10/2024

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 six months.~~

This Statement of Information was prepared on: 19/11/2024 16:27

147 Hansworth Street, Mulgrave Vic 3170

Eric Shan
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3 2 2

Property Type: House
Land Size: 717 sqm approx

Agent Comments

Indicative Selling Price
$1,030,000
Median House Price
Year ending September 2024: $1,083,000

Comparable Properties



81 Tiverton Dr MULGRAVE 3170 (REI)

3 1 2

Price: $950,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



12 Cicada Ct MULGRAVE 3170 (REI)

3 2 2

Price: $1,055,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



3 Aybrook Ct MULGRAVE 3170 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 11/10/2024
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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