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 | 4 SUVA 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 | $895,000 | & | $980,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $858,500 | Property type | Unit | Suburb | Mulgrave |
| Period-from | 01 Feb 2024 | to | 31 Jan 2025 | 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 |
|---|---|---|
| 14 LAURISTON COURT MULGRAVE VIC 3170 | $972,000 | 30-Nov-24 |
| 49 POLICE ROAD MULGRAVE VIC 3170 | $972,000 | 23-Nov-24 |
| 35 SHAFTSBURY DRIVE MULGRAVE VIC 3170 | $945,000 | 09-Nov-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: 24 February 2025

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**14 LAURISTON COURT MULGRAVE VIC 3170**

3 1 2

Sold Price **$972,000** Sold Date **30-Nov-24**

Distance **0.27km**




**49 POLICE ROAD MULGRAVE VIC 3170**

3 1 1

Sold Price Sold Date **23-Nov-24**

Distance **0.77km**



**35 SHAFTSBURY DRIVE MULGRAVE VIC 3170**

3 1 1

Sold Price **$945,000** Sold Date **09-Nov-24**

Distance **0.78km**

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

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