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 VINCENT 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	$880,000	&	$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,055,000	Property type	House	Suburb	Mulgrave
Period-from	01 Mar 2024	to	28 Feb 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

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: 14 March 2025

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14 LAURISTON COURT MULGRAVE VIC 3170

3 1 2

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

Distance **0.44km**



49 POLICE ROAD MULGRAVE VIC 3170

3 1 1

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

Distance **0.46km**

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

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