

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

1/776-780 Springvale Road, Mulgrave Vic 3170

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$827,500 Property Type Unit Suburb Mulgrave

Period - From 01/07/2023 to 30/09/2023 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	2/85 Mackie Rd MULGRAVE 3170	\$630,000	07/10/2023
2	4/862 Springvale Rd MULGRAVE 3170	\$618,000	20/05/2023
3	3/3 Wilma Av MULGRAVE 3170	\$582,000	05/08/2023

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: 15/11/2023 10:11



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Rooms: 3
Property Type: Unit
Land Size: 145 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
September quarter 2023: \$827,500

Comparable Properties

2/85 Mackie Rd MULGRAVE 3170 (REI)

Agent Comments

 2  1  2

Price: \$630,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit

4/862 Springvale Rd MULGRAVE 3170 (VG)

Agent Comments

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Price: \$618,000
Method: Sale
Date: 20/05/2023
Property Type: Flat/Unit/Apartment (Res)



3/3 Wilma Av MULGRAVE 3170 (REI/VG)

Agent Comments

 2  1  1

Price: \$582,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Unit

Account - Barry Plant | P: 03 9803 0400