

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 Knell Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,089,000 Property Type House Suburb Mulgrave

Period - From 19/02/2023 to 18/02/2024 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	32 Glencairn St MULGRAVE 3170	\$1,089,000	20/01/2024
2	29 Merrill St MULGRAVE 3170	\$1,030,000	15/12/2023
3	13 Mangana Dr MULGRAVE 3170	\$1,000,000	11/11/2023

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: 19/02/2024 10:47



Property Type: House (Previously Occupied - Detached)

Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

19/02/2023 - 18/02/2024: \$1,089,000

Comparable Properties



32 Glencairn St MULGRAVE 3170 (REI)

Agent Comments



Price: \$1,089,000

Method: Auction Sale

Date: 20/01/2024

Property Type: House (Res)

Land Size: 732 sqm approx



29 Merrill St MULGRAVE 3170 (VG)

Agent Comments



Price: \$1,030,000

Method: Sale

Date: 15/12/2023

Property Type: House (Res)

Land Size: 772 sqm approx



13 Mangana Dr MULGRAVE 3170 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 802 sqm approx

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036