

## 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

13 MANGANA DRIVE MULGRAVE VIC 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Mulgrave

Period-from

01 Oct 2022

to

30 Sep 2023

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

8 LOTUS CRESCENT MULGRAVE VIC 3170	\$1,102,000	23-Sep-23
20 MOUNTAIN CRESCENT MULGRAVE VIC 3170	\$1,170,000	26-Aug-23
50 CARSON STREET MULGRAVE VIC 3170	\$1,350,000	21-Jul-23

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: 16 October 2023



**8 LOTUS CRESCENT MULGRAVE  
VIC 3170**

 4  2  2

Sold Price <sup>RS</sup> **\$1,102,000** Sold Date **23-Sep-23**

Distance **0.37km**



**20 MOUNTAIN CRESCENT  
MULGRAVE VIC 3170**

 4  2  2

Sold Price **\$1,170,000** Sold Date **26-Aug-23**

Distance **1.33km**



**50 CARSON STREET MULGRAVE  
VIC 3170**

 4  2  2

Sold Price **\$1,350,000** Sold Date **21-Jul-23**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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