

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

137 Hansworth Street, Mulgrave Vic 3170

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Mulgrave

Period - From 05/02/2023 to 04/02/2024 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	7 Hubbard Av MULGRAVE 3170	\$900,000	12/09/2023
2	16 Valewood Dr MULGRAVE 3170	\$853,500	03/02/2024
3	22 Balfour PI NOBLE PARK NORTH 3174	\$815,000	09/09/2023

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:

05/02/2024 12:20



 3  2  2

Property Type: House
Land Size: 663 approx sqm
 approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$840,000

Median House Price
 05/02/2023 - 04/02/2024: \$1,070,000

Comparable Properties

7 Hubbard Av MULGRAVE 3170 (VG)

 3  -  -

Price: \$900,000
Method: Sale
Date: 12/09/2023
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Quiet residential street, superior location, similar age home. Not backing onto freeway.

16 Valewood Dr MULGRAVE 3170 (REI)

 3  1  1

Price: \$853,500
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)

Agent Comments

Similar land size, superior location

22 Balfour PI NOBLE PARK NORTH 3174 (REI/VG)

 3  1  2

Price: \$815,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House
Land Size: 564 sqm approx

Agent Comments

Smaller land, house fully renovated other side of police road.

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