

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15 Bellevue Court Mulgrave, 3170
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Indicative selling price

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

Range between	\$880,000 & \$965,000
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Median sale price

Median price	\$976,500	Property Type	HOUSE	Suburb	MULGRAVE
Period - From	04-Jun-2023	to	03-Jun-2024	Source	REA

Comparable property sales

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	72 Huxley Avenue, Mulgrave, Vic 3170	\$970,000	01-Jun-2024
2	162 Wanda Street, Mulgrave, Vic 3170	\$1,029,500	13-May-2024
3	21 Einstein Avenue, Mulgrave, Vic 3170	\$911,000	18-May-2024

This statement of information was prepared on 03-Jun-2024 at 12:45:22 PM EST