

## 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

162 WANDA STREET 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

House

Suburb

Mulgrave

Period-from

01 Apr 2023

to

31 Mar 2024

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

5 KENSINGTON COURT MULGRAVE VIC 3170	\$1,050,000	25-Oct-23
85 LEA ROAD MULGRAVE VIC 3170	\$1,070,000	28-Oct-23
34 WITHERS AVENUE MULGRAVE VIC 3170	\$1,050,000	31-Oct-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: 02 April 2024



**5 KENSINGTON COURT MULGRAVE VIC 3170** Sold Price **\$1,050,000** Sold Date **25-Oct-23**

 3  2  2

Distance **0.9km**



**85 LEA ROAD MULGRAVE VIC 3170** Sold Price **\$1,070,000** Sold Date **28-Oct-23**

 3  2  2

Distance **0.55km**



**34 WITHERS AVENUE MULGRAVE VIC 3170** Sold Price **\$1,050,000** Sold Date **31-Oct-23**

 3  2  2

Distance **0.84km**

RS = Recent sale      UN = Undisclosed Sale

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