

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

2 Acland Close, Mulgrave Vic 3170

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Mulgrave

Period - From 01/04/2023 to 31/03/2024 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.

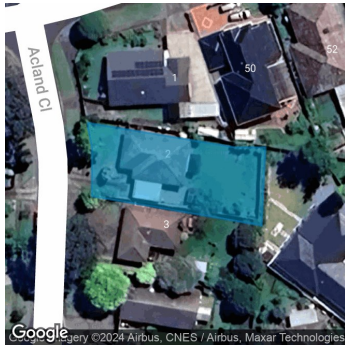
	Address of comparable property	Price	Date of sale
1	137 Hansworth St MULGRAVE 3170	\$960,000	02/03/2024
2	57 Tiverton Dr MULGRAVE 3170	\$870,000	02/01/2024
3	11 Livingstone Cirt MULGRAVE 3170	\$857,000	24/02/2024

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:

16/04/2024 09:26



Property Type: House

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



137 Hansworth St MULGRAVE 3170 (REI)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



57 Tiverton Dr MULGRAVE 3170 (REI)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 02/01/2024

Property Type: House

Land Size: 684 sqm approx

11 Livingstone Cirt MULGRAVE 3170 (REI)

Agent Comments



Price: \$857,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)