

## 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

24 EDGBASTON WAY 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

\$980,000

&

\$1,078,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$999,000

Property type

House

Suburb

Mulgrave

Period-from

01 Aug 2022

to

31 Jul 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

6 OSHANNASY STREET MULGRAVE VIC 3170	\$1,190,000	27-Apr-23
89 TIVERTON DRIVE MULGRAVE VIC 3170	\$970,000	22-Jul-23
7A SUNRISE DRIVE MULGRAVE VIC 3170	\$1,150,000	07-Apr-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: 14 August 2023



## 6 OSHANNASY STREET MULGRAVE VIC 3170

4 2 2

Sold Price **\$1,190,000** Sold Date **27-Apr-23**

Distance **0.28km**



## 89 TIVERTON DRIVE MULGRAVE VIC 3170

4 3 2

Sold Price <sup>RS</sup> **\$970,000** Sold Date **22-Jul-23**

Distance **0.6km**



## 7A SUNRISE DRIVE MULGRAVE VIC 3170

4 3 2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **07-Apr-23**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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