

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 2A HAINTHORPE GROVE, MULGRAVE, VIC 3170

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,076,678 Property Type House Suburb MULGRAVE
Period - From 12/12/2022 to 12/12/2023 Source CoreLogic

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
7 BANARA COURT, MULGRAVE VIC 3170	\$1,370,000	28/12/2023
23B MATLOCK AVENUE, MULGRAVE VIC 3170	\$1,450,000	18/12/2023
38B HUXLEY AVENUE, MULGRAVE VIC 3170	\$1,520,000	29/11/2023

This Statement of Information was prepared on: 12/01/2024