

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 2B 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 & \$1,370,000

Median sale price

Median price \$1,083,143 Property Type House Suburb MULGRAVE
Period - From 01/08/2024 to 01/03/2024 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
5 ST JAKOB COURT MULGRAVE VIC 3170	\$1,490,000	07/10/2023
14 QUEENSBERRY CIRCUIT MULGRAVE VIC 3170	\$1,429,000	30/08/2023
12 STADIUM CIRCUIT MULGRAVE VIC 3170	\$1,345,000	16/09/2023

This Statement of Information was prepared on: 26/02/2024