

# 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

65 Lea Road, Mulgrave Vic 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$869,000

### Median sale price

Median price \$1,090,000 Property Type House Suburb Mulgrave

Period - From 22/02/2023 to 21/02/2024 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	57 Tiverton Dr MULGRAVE 3170	\$870,000	02/01/2024
2	16 Valewood Dr MULGRAVE 3170	\$853,500	03/02/2024
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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:

22/02/2024 12:16



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 656 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$790,000 - \$869,000  
**Median House Price**  
 22/02/2023 - 21/02/2024: \$1,090,000

## Comparable Properties



**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



**16 Valewood Dr MULGRAVE 3170 (REI)**

Agent Comments



**Price:** \$853,500  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)

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.

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