Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 65 Lea Road, Mulgrave Vic 3170

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$790,000		&		\$869,000				
Median sale price									
Median price	\$1,090,000	Pro	operty Type	Hou	ISE		Suburb	Mulgrave	
Period - From	22/02/2023	to	21/02/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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
3			

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



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.

Account - Barry Plant | P: 03 9803 0400





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