

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

88 LEA ROAD MULGRAVE VIC 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,500

Property type

House

Suburb

Mulgrave

Period-from

09 Oct 2023

to

09 Apr 2024

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

30 FLOREY CRESCENT MULGRAVE VIC 3170	\$981,000	17-Feb-24
1 CLUNIES ROSS CRESCENT MULGRAVE VIC 3170	\$941,000	06-Apr-24
6 ACOL COURT MULGRAVE VIC 3170	\$1,005,000	06-Apr-24

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: 9 April 2024



30 FLOREY CRESCENT MULGRAVE VIC 3170 Sold Price

^{RS} **\$981,000** Sold Date **17-Feb-24**

4 2 1

Distance **1.22km**



1 CLUNIES ROSS CRESCENT MULGRAVE VIC 3170 Sold Price

^{RS} **\$941,000** Sold Date **06-Apr-24**

4 2 2

Distance **1.59km**



6 ACOL COURT MULGRAVE VIC 3170 Sold Price

^{RS} **\$1,005,000** Sold Date **06-Apr-24**

4 2 2

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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