

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

9 ORION COURT 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Mulgrave

Period-from

01 Jun 2023

to

31 May 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

8 ELVARA COURT MULGRAVE VIC 3170	\$910,000	16-Mar-24
2 RANGOON COURT MULGRAVE VIC 3170	\$921,000	01-Jun-24
77 WANDA STREET MULGRAVE VIC 3170	\$930,000	22-Mar-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: 25 June 2024



8 ELVARA COURT MULGRAVE VIC 3170

Sold Price

\$910,000

Sold Date

16-Mar-24

3 1 2

Distance

0.4km



2 RANGOON COURT MULGRAVE VIC 3170

Sold Price

\$921,000

Sold Date

01-Jun-24

4 2 1

Distance

0.7km



77 WANDA STREET MULGRAVE VIC 3170

Sold Price

\$930,000

Sold Date

22-Mar-24

3 1 3

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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