

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 WILMA AVENUE 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

\$1,020,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,750

Property type

House

Suburb

Mulgrave

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 CAESAR STREET MULGRAVE VIC 3170	\$1,050,000	26-Jun-21
4 MANSFIELD AVENUE MULGRAVE VIC 3170	\$1,020,000	12-Feb-22
42 STUDLEY STREET MULGRAVE VIC 3170	\$1,050,000	08-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 March 2022

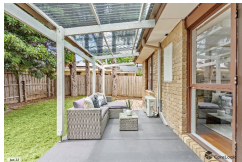
SHIN FU
M 0432457622
E SHIN.FU@boldre.COM.AU



7 CAESAR STREET MULGRAVE VIC 3170 Sold Price **\$1,050,000** Sold Date **26-Jun-21**

4 2 2

Distance **1.47km**



4 MANSFIELD AVENUE MULGRAVE VIC 3170 Sold Price ^{RS} **\$1,020,000** ^{UN} Sold Date **12-Feb-22**

4 2 2

Distance **1.96km**



42 STUDLEY STREET MULGRAVE VIC 3170 Sold Price ^{RS} **\$1,050,000** Sold Date **08-Feb-22**

4 2 2

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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