

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

32 Windy Hill Drive, 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 \$980,000 & \$1,050,000

Median sale price

Median price \$1,135,000

Property type House

Suburb Mulgrave

Period - From 06/04/2022

to

06/04/2022

Source

[Mulgrave Property Market, House Prices, Suburb Profile & Investment Data \(realestate.com.au\)](#)

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. 10 Newport Drive, Mulgrave Vic 3170	\$992,000	26/03/2022
2. 13 Windy Hill Drive, Mulgrave Vic 3170	\$976,000	17/10/2021
3. 2 Livingstone Circuit, Mulgrave Vic 3170	\$	26/04/2022

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: 26/4/2022