

# 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

13 Fordholm Avenue, Mulgrave Vic 3170

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,018,000

Property Type House

Suburb Mulgrave

Period - From 07/08/2022

to

06/08/2023

Source 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 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	17 Sneddon Ct MULGRAVE 3170	\$1,450,000	29/04/2023
2	12 Whalley Dr WHEELERS HILL 3150	\$1,450,000	16/07/2023
3	2 Locum Ct WHEELERS HILL 3150	\$1,365,000	17/06/2023

**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:

07/08/2023 10:32

13 Fordholm Avenue, Mulgrave Vic 3170

**McGrath**

Wilson Shi

03 9889 8800

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Wilsonshi@Mcgrath.com.au

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

07/08/2022 - 06/08/2023: \$1,018,000



5 3 2

**Property Type:** House

**Land Size:** 637 sqm approx

Agent Comments

## Comparable Properties



**17 Sneddon Ct MULGRAVE 3170 (REI/VG)**

Agent Comments

5 2 3

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**12 Whalley Dr WHEELERS HILL 3150 (REI)**

Agent Comments

4 2 3

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 16/07/2023

**Property Type:** House

**Land Size:** 698 sqm approx



**2 Locum Ct WHEELERS HILL 3150 (REI)**

Agent Comments

4 2 4

**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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