

# 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

3/24 Mulgrave Street, Ashwood Vic 3147

### Indicative selling price

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

Single price

\$639,000

### Median sale price

Median price

\$797,500

Property Type

Unit

Suburb

Ashwood

Period - From

02/09/2022

to

01/09/2023

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	22/2-12 Temple St ASHWOOD 3147	\$725,000	25/03/2023
2	1/9 Churchill Av CHADSTONE 3148	\$715,500	22/03/2023
3	1/76 Waverley Rd CHADSTONE 3148	\$685,000	04/03/2023

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:

02/09/2023 13:54

3/24 Mulgrave Street, Ashwood Vic 3147

**McGrath**

Elliot Kyriakou

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**Indicative Selling Price**

\$639,000

**Median Unit Price**

02/09/2022 - 01/09/2023: \$797,500



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**22/2-12 Temple St ASHWOOD 3147 (REI)**

**Agent Comments**

2 1 1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Unit



**1/9 Churchill Av CHADSTONE 3148 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$715,500

**Method:** Sold Before Auction

**Date:** 22/03/2023

**Property Type:** Unit



**1/76 Waverley Rd CHADSTONE 3148 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Unit

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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