## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1/19 Baird Street, Mulgrave Vic 3170
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$680,000	&	\$748,000

### Median sale price

Median price	\$825,000	Pro	perty Type	Unit		Suburb	Mulgrave
Period - From	01/10/2022	to	30/09/2023	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/50 Baird St MULGRAVE 3170	\$782,000	01/09/2023
2	1/30 Wattle Gr MULGRAVE 3170	\$750,000	20/10/2023
3	1/19 Vincent St MULGRAVE 3170	\$739,888	28/08/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/01/2024 11:29









**Indicative Selling Price** \$680,000 - \$748,000 **Median Unit Price** Year ending September 2023: \$825,000

# Comparable Properties



1/50 Baird St MULGRAVE 3170 (REI/VG)





Price: \$782,000 Method: Private Sale Date: 01/09/2023 Property Type: Unit

Land Size: 344 sqm approx

**Agent Comments** 



1/30 Wattle Gr MULGRAVE 3170 (REI/VG)





Price: \$750,000 Method: Private Sale Date: 20/10/2023 Property Type: Unit

Land Size: 321 sqm approx

Agent Comments



1/19 Vincent St MULGRAVE 3170 (REI/VG)





Price: \$739,888 Method: Private Sale Date: 28/08/2023 Property Type: Unit

Land Size: 340 sqm approx

Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000



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