

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 2/25 Mulgrave Street, Ashwood Vic 3147

Indicative selling price

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

Single price \$930,000

Median sale price

Median price \$945,000 House Unit X Suburb Ashwood

Period - From 01/07/2017 to 30/06/2018 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	1/7a Jordan St ASHWOOD 3147	\$958,000	14/06/2018
2	3/46 Edmonds Av ASHWOOD 3147	\$950,000	17/05/2018
3	2/336 Huntingdale Rd MOUNT WAVERLEY 3149	\$905,100	15/03/2018

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.



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 369 sqm approx

Agent Comments

Comparable Properties



1/7a Jordan St ASHWOOD 3147 (REI/VG)

Agent Comments

 3  2  2

Price: \$958,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 318.30 sqm approx



3/46 Edmonds Av ASHWOOD 3147 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 17/05/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



2/336 Huntingdale Rd MOUNT WAVERLEY
3149 (REI/VG)

Agent Comments

 3  2  2

Price: \$905,100

Method: Private Sale

Date: 15/03/2018

Rooms: 9

Property Type: Townhouse (Res)