McGrath Hugh Trieu 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au

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

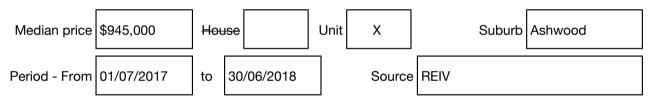
2/25 Mulgrave Street, Ashwood Vic 3147

Indicative selling price

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

Single price \$930,000

Median sale price



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.

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



2/25 Mulgrave Street, Ashwood Vic 3147

McGrath





Rooms: Property Type: Townhouse (Res) Land Size: 369 sqm approx Agent Comments 03 8547 0888 0412 060 820 hughtrieu@mcgrath.com.au Indicative Selling Price

\$930,000 Median Unit Price Year ending June 2018: \$945,000

Comparable Properties

	1/7a Jordan St ASHWOOD 3147 (REI/VG) 3 2 2 2 Price: \$958,000 Method: Private Sale Date: 14/06/2018 Rooms: - Property Type: Townhouse (Single) Land Size: 318.30 sqm approx	Agent Comments
buton	3/46 Edmonds Av ASHWOOD 3147 (REI) 3 2 2 2 Price: \$950,000 Method: Private Sale Date: 17/05/2018 Rooms: - Property Type: Townhouse (Res) Land Size: 209 sqm approx	Agent Comments
McGrath	2/336 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG) 3 2 2 2 Price: \$905,100 Method: Private Sale Date: 15/03/2018 Rooms: 9 Property Type: Townhouse (Res)	Agent Comments

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