

# 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

1/19 Baird Street, 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 \$680,000 & \$748,000

### Median sale price

Median price \$825,000 Property Type Unit Suburb Mulgrave

Period - From 01/10/2022 to 30/09/2023 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	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 comparable properties 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



**Property Type:**  
Agent Comments

**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)**

Agent Comments



**Price:** \$782,000  
**Method:** Private Sale  
**Date:** 01/09/2023  
**Property Type:** Unit  
**Land Size:** 344 sqm approx



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

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** Unit  
**Land Size:** 321 sqm approx



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

Agent Comments



**Price:** \$739,888  
**Method:** Private Sale  
**Date:** 28/08/2023  
**Property Type:** Unit  
**Land Size:** 340 sqm approx

**Account - Roger Davis Wheelers Hill | P: 03 95605000**