

# 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)

Range between \$540,000 & \$590,000

### Median sale price

Median price \$790,000 Property Type Unit Suburb Ashwood

Period - From 04/08/2022 to 03/08/2023 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		
2		
3		

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: 04/08/2023 14:27

3/24 Mulgrave Street, Ashwood Vic 3147

**McGrath**

Elliot Kyriakou  
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**Indicative Selling Price**

\$540,000 - \$590,000

**Median Unit Price**

04/08/2022 - 03/08/2023: \$790,000



 2    1    1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties

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 Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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