

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

4/8 Murra Court, Ashwood Vic 3147

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$889,000

House

Unit

X

Suburb

Ashwood

Period - From 01/10/2017

to

30/09/2018

Source

REIV

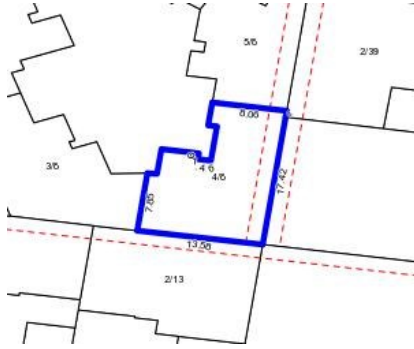
Comparable property sales (*Delete A or B below as applicable)

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	3/111 Huntingdale Rd ASHWOOD 3147	\$602,500	23/06/2018
2	32b Collins St CHADSTONE 3148	\$598,000	25/08/2018
3	3/254 Waverley Rd MOUNT WAVERLEY 3149	\$592,000	02/06/2018

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.



2
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Rooms:
Property Type: Unit
Land Size: 201 sqm approx
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending September 2018: \$889,000

Comparable Properties



3/111 Huntingdale Rd ASHWOOD 3147 (REI/VG)

Agent Comments

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Price: \$602,500
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Unit

32b Collins St CHADSTONE 3148 (REI)

Agent Comments

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Price: \$598,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Unit
Land Size: 312 sqm approx



3/254 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

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Price: \$592,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Unit