

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

3 Carlyle Street, Ashwood, VIC 3147

### Indicative selling price

Single Price or Range between

\$1,150,000 - \$1,250,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price  
**\$1,070,000**

Property Type  
**House**

Suburb  
**ASHWOOD**

Period From  
**11/04/2019**

Period To  
**11/10/2019**

Source  
**Core Logic**

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**16 KEOGH STREET  
BURWOOD**

3 1

Price \$1,156,000  
Date of Sale 07/10/2019  
Land 802 sqm



**46 SILVER ASH AVENUE  
ASHWOOD**

4 2 2

Price \$1,378,000  
Date of Sale 05/10/2019  
Land 728 sqm



**84 HIGH STREET ROAD  
ASHWOOD**

3 1 2

Price \$1,100,000  
Date of Sale 02/10/2019  
Land 815 sqm