

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

1-9/11 Woolert Street, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Ashwood

Period - From 01/10/2023 to 30/09/2024 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	1/44 Leopold St BURWOOD 3125	\$1,297,500	11/12/2024
2	19b Electra Av ASHWOOD 3147	\$1,166,000	30/11/2024
3	15 Mitchell Av ASHWOOD 3147	\$1,220,000	01/11/2024

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: 28/12/2024 16:20



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Property Type:
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending September 2024: \$1,270,000

Comparable Properties



1/44 Leopold St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,297,500
Method: Sold Before Auction
Date: 11/12/2024
Property Type: Townhouse (Res)
Land Size: 283 sqm approx



19b Electra Av ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,166,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)



15 Mitchell Av ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,220,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)
Land Size: 240 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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