

# 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

1/8 Vannam Drive, 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 \$880,000 & \$960,000

### Median sale price

Median price \$1,220,000 Property Type House Suburb Ashwood

Period - From 09/11/2019 to 08/11/2020 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	8 Harcourt St ASHWOOD 3147	\$1,080,000	01/07/2020
2	28 Mulgrave St ASHWOOD 3147	\$889,000	07/11/2020
3	14 Railway Av ASHWOOD 3147	\$775,000	16/10/2020

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:

09/11/2020 18:08

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**Property Type:** House  
**Land Size:** 427 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$960,000  
**Median House Price**  
09/11/2019 - 08/11/2020: \$1,220,000

## Comparable Properties



### 8 Harcourt St ASHWOOD 3147 (REI)



**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 01/07/2020  
**Property Type:** House (Res)

#### Agent Comments

This house in very poor condition in need of significant renovation, however on larger land, but very near to the subject property



### 28 Mulgrave St ASHWOOD 3147 (REI)



**Price:** \$889,000  
**Method:** Auction Sale  
**Date:** 07/11/2020  
**Property Type:** House (Res)

#### Agent Comments

Similar to the subject property but brick build.



### 14 Railway Av ASHWOOD 3147 (REI)



**Price:** \$775,000  
**Method:** Sold Before Auction  
**Date:** 16/10/2020  
**Property Type:** House  
**Land Size:** 468 sqm approx

#### Agent Comments

similar to the subject property