Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	7/83-89 High Street Road, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000 & \$830,000	Range between	\$770,000	&	\$830,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$856,500	Pro	perty Type Un	it		Suburb	Ashwood
Period - From	01/01/2019	to	31/12/2019	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/14 Malcolm Ct MOUNT WAVERLEY 3149	\$832,000	28/03/2020
2	2/4 Hume Ct ASHWOOD 3147	\$815,000	26/10/2019
3	1/5 Euroka St CHADSTONE 3148	\$794,000	22/03/2020

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.

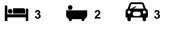
This Statement of Information was prepared on:	20/04/2020 11:37



Date of sale







Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$770,000 - \$830,000 **Median Unit Price** Year ending December 2019: \$856,500

Comparable Properties



2/14 Malcolm Ct MOUNT WAVERLEY 3149

(REI) **-**2

Price: \$832,000 Method: Private Sale Date: 28/03/2020 Property Type: Unit Land Size: 329 sqm approx **Agent Comments**



2/4 Hume Ct ASHWOOD 3147 (REI)

Price: \$815,000

Method: Auction Sale Date: 26/10/2019

Property Type: Townhouse (Res)

Agent Comments



1/5 Euroka St CHADSTONE 3148 (REI)

Price: \$794,000 Method: Private Sale Date: 22/03/2020 Rooms: 4

Property Type: Unit

Land Size: 265 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



