

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

7/83-89 High Street Road, Ashwood Vic 3147

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$856,500

Property Type

Unit

Suburb

Ashwood

Period - From

01/01/2019

to

31/12/2019

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	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



3 2 3

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)

Agent Comments

2 1 2

Price: \$832,000

Method: Private Sale

Date: 28/03/2020

Property Type: Unit

Land Size: 329 sqm approx



2/4 Hume Ct ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$815,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)



1/5 Euroka St CHADSTONE 3148 (REI)

Agent Comments

3 2 1

Price: \$794,000

Method: Private Sale

Date: 22/03/2020

Rooms: 4

Property Type: Unit

Land Size: 265 sqm approx