

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

12B Hazel Court, Ashwood, VIC 3147

Indicative selling price

Single Price or Range between

\$800,000 - \$880,000

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

Median sale price

Median Price

\$840,000

Property Type

Unit

Suburb

ASHWOOD

Period From

01/05/2019

Period To

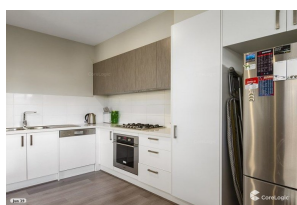
31/10/2019

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



1/46 EDMONDS AVENUE
ASHWOOD

3 2 1

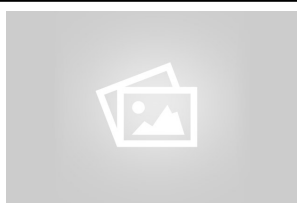
Price \$825,000
Date of Sale 08/09/2019
Land 170 sqm



3/4 HUME COURT
ASHWOOD

3 1 2

Price \$840,000
Date of Sale 24/08/2019
Land 210 sqm



1/15-17 TECK STREET
ASHWOOD

3 2 2

Price \$875,000
Date of Sale 30/07/2019
Land 333 sqm