

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 8 Rocklands Road, Ashwood Vic 3147

Indicative selling price

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

Single price \$1,380,000

Median sale price

Median price \$1,480,000 House X Unit Suburb Ashwood

Period - From 01/10/2017 to 31/12/2017 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	4 Raymond St ASHWOOD 3147	\$1,480,000	02/12/2017
2	6 Leonard St ASHWOOD 3147	\$1,460,000	17/03/2018
3	30 Carlyle St ASHWOOD 3147	\$1,450,000	25/11/2017

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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000

Median House Price

December quarter 2017: \$1,480,000

Comparable Properties



4 Raymond St ASHWOOD 3147 (REI)

Agent Comments

 3  1  4

Price: \$1,480,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx



6 Leonard St ASHWOOD 3147 (REI)

Agent Comments

 4  2  2

Price: \$1,460,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx



30 Carlyle St ASHWOOD 3147 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,450,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 698 sqm approx