

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 25 Cleveland Road, Ashwood, VIC 3147

Indicative selling price

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

Single price or range between \$1,230,000 & \$1,310,000

Median sale price

Median price \$1,390,000 Property type House Suburb ASHWOOD
Period - From 12/08/2021 to 08/02/2022 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

Address of comparable property	Price	Date of sale
1 45 Montpellier Road Ashwood Vic 3147	\$1,310,000	2022-01-24
2 67 Winbirra Parade Ashwood Vic 3147	\$1,210,000	2021-12-20
3 5 Closter Avenue Ashwood Vic 3147	\$1,400,000	2022-01-06

This Statement of Information was prepared on: 08/02/2022

