

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

34 Lavidge Road, Ashwood Vic 3147

Indicative selling price

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

Single price \$1,850,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Ashwood

Period - From 01/01/2018

to

31/03/2018

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 Jingella Av ASHWOOD 3147	\$2,000,000	09/05/2018
2	13 Maroondah Rd ASHWOOD 3147	\$1,975,000	24/02/2018
3	41 Closter Av ASHWOOD 3147	\$1,850,000	24/02/2018

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.



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Rooms: 9
Property Type: House (Previously Occupied - Detached)
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000
Median House Price
March quarter 2018: \$1,420,000

Comparable Properties



4 Jingella Av ASHWOOD 3147 (REI/VG)

Agent Comments

5 5 2

Price: \$2,000,000
Method: Private Sale
Date: 09/05/2018
Rooms: -
Property Type: House (Res)



13 Maroondah Rd ASHWOOD 3147 (REI/VG)

Agent Comments

5 5 2

Price: \$1,975,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx



41 Closter Av ASHWOOD 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,850,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)