

# 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

1/9 Edmonds Avenue, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,226,000 Property Type House Suburb Ashwood

Period - From 01/10/2019 to 30/09/2020 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	1/7 Liberator St ASHBURTON 3147	\$1,180,000	17/07/2020
2	1/31 Silver Ash Av ASHWOOD 3147	\$1,100,000	15/07/2020
3	2/1 Station Av ASHWOOD 3147	\$1,081,000	20/06/2020

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:

12/10/2020 16:08



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**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending September 2020: \$1,226,000

## Comparable Properties



**1/7 Liberator St ASHBURTON 3147 (REI/VG)**

 3  2  4

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 17/07/2020

**Property Type:** Townhouse (Single)

**Land Size:** 304 sqm approx

**Agent Comments**

One less bedroom but a double garage and on its own title with no shared areas making it very similar to the subject property.

**1/31 Silver Ash Av ASHWOOD 3147 (VG)**

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**Price:** \$1,100,000

**Method:** Sale

**Date:** 15/07/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Has a double garage but has shared areas unlike the subject property which is on its own title. Similar property.



**2/1 Station Av ASHWOOD 3147 (REI/VG)**

 4  2  1

**Price:** \$1,081,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** Townhouse (Res)

**Agent Comments**

One less bedroom, has shared areas and is more modern but smaller in overall size.