Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 47A Vannam Drive, Ashwood Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,161,000	Pro	operty Type	Hou	se		Suburb	Ashwood
Period - From	01/01/2019	to	31/12/2019		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/18 Leonard St ASHWOOD 3147	\$1,041,000	07/12/2019
2	1/8 Vannam Dr ASHWOOD 3147	\$1,010,000	09/11/2019
3	12b Hazel Ct ASHWOOD 3147	\$954,000	30/11/2019

OR

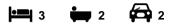
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/01/2020 09:49







Property Type: House **Land Size:** 416 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$950,000 Median House Price Year ending December 2019: \$1,161,000

Comparable Properties



1/18 Leonard St ASHWOOD 3147 (REI)



Price: \$1,041,000 Method: Auction Sale Date: 07/12/2019 Property Type: Unit Agent Comments

Agent Comments



Price: \$1,010,000

1/8 Vannam Dr ASHWOOD 3147 (REI)

Method: Auction Sale Date: 09/11/2019 Property Type: House (Res) Land Size: 427 sqm approx



12b Hazel Ct ASHWOOD 3147 (REI)



Price: \$954,000 Method: Auction Sale Date: 30/11/2019 Property Type: Townhouse (Single) Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.