Statement of Information

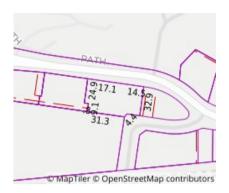
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered for	sale							
Address Including suburb and postcode		202/8 Power Avenue, Ashwood Vic 3147							
Indicati	ve selling pri	ce							
For the n	neaning of this p	orice see co	nsumer.vic.gov.	au/underquot	ting				
Range between \$540,000			&	\$580,000					
Median sale price									
Media	n price \$950,50	00 F	Property Type U	nit	5	Suburb	Ashwood		
Period	- From 01/01/2	2020 to	31/12/2020	So	urce	REIV			
Comparable property sales (*Delete A or B below as applicable)									
	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						Pr	ice	Date of sale	
1									
2									
3									
OR									
	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:						18/01/2021 16:28		









Property Type: Retirement Village

Individual Flat/Unit

Land Size: 2233 sqm approx

Agent Comments

Indicative Selling Price \$540,000 - \$580,000 Median Unit Price

Year ending December 2020: \$950,500

Comparable Properties

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.

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



