

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

5 Moore Street Ashwood VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Ashwood

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

7 Raymond Street Ashwood VIC 3147	\$1,298,000	07-Mar-20
22 Lavidge Road Ashwood VIC 3147	\$1,100,000	06-Jun-20
14 Outlook Road Mount Waverley VIC 3149	\$1,345,000	04-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 13 February 2021



7 Raymond Street Ashwood VIC 3147

3 1 1

Sold Price **\$1,298,000** Sold Date **07-Mar-20**

Distance **0.21km**



22 Lavidge Road Ashwood VIC 3147

2 2 2

Sold Price **\$1,100,000** Sold Date **06-Jun-20**

Distance **0.29km**



14 Outlook Road Mount Waverley VIC 3149

3 2 2

Sold Price ^{RS} **\$1,345,000** Sold Date **04-Dec-20**

Distance **0.35km**



11 Hillside Road Mount Waverley VIC 3149

3 1 1

Sold Price **\$1,367,000** Sold Date **20-Jun-20**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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