# 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

Mediar (\*Delete

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
I <b>n sale price</b> e house or unit as app	blicable)				

Median Price	\$1,250,000	Prope	erty type		House	Suburb	Ashwood
Period-from	01 Feb 2020	to	31 Jan 2	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

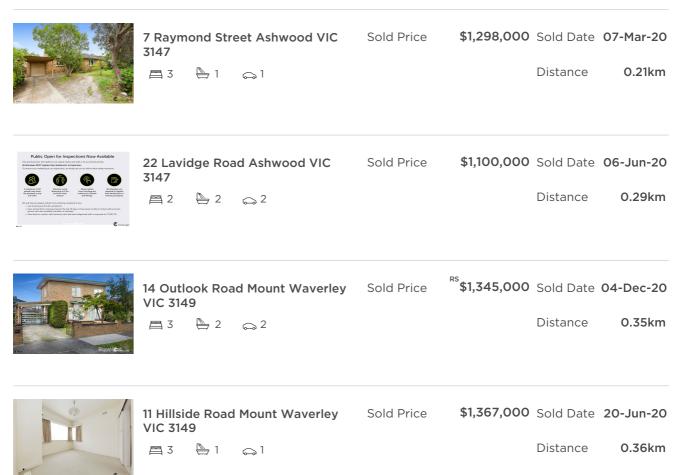


consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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