

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

1/2 Eildon Road, Ashwood Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Ashwood

Period - From 01/10/2022 to 31/12/2022 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	22 Brolga St MOUNT WAVERLEY 3149	\$965,000	10/12/2022
2	2/69 Alice St MOUNT WAVERLEY 3149	\$938,000	21/12/2022
3	2/24 Sunderland Av ASHBURTON 3147	\$855,000	28/09/2022

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:

11/03/2023 16:51



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Property Type: House
Land Size: 431 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
December quarter 2022: \$1,430,000

Comparable Properties



22 Brolga St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

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Price: \$965,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 391 sqm approx

2/69 Alice St MOUNT WAVERLEY 3149 (VG)

Agent Comments

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Price: \$938,000
Method: Sale
Date: 21/12/2022
Property Type: House (Res)



2/24 Sunderland Av ASHBURTON 3147 (REI/VG)

Agent Comments

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Price: \$855,000
Method: Private Sale
Date: 28/09/2022
Property Type: House
Land Size: 443 sqm approx