

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Ashwood Gardens, Mitchell Park Vic 3355

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$355,000

Property Type

House

Suburb

Mitchell Park

Period - From

20/10/2020

to

19/10/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 21 Mauger St WENDOUREE 3355 | \$432,000 | 16/08/2021 |
| 2 | 482A Gillies St WENDOUREE 3355 | \$405,000 | 23/03/2021 |
| 3 | 67 McNulty Dr WENDOUREE 3355 | \$375,000 | 13/07/2021 |

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

20/10/2021 20:23



Property Type: Land

Land Size: 334 sqm approx

Agent Comments

Comparable Properties



21 Mauger St WENDOUREE 3355 (VG)

Agent Comments



Price: \$432,000

Method: Sale

Date: 16/08/2021

Property Type: House (Res)

Land Size: 295 sqm approx

482A Gillies St WENDOUREE 3355 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 23/03/2021

Property Type: House (Res)

Land Size: 339 sqm approx



67 McNulty Dr WENDOUREE 3355 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 13/07/2021

Property Type: House (Res)

Land Size: 300 sqm approx