

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

12 Moore Street, Ashwood Vic 3147

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,410,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Ashwood

Period - From 01/01/2018

to

31/03/2018

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	6 Leonard St ASHWOOD 3147	\$1,460,000	17/03/2018
2	8 Rocklands Rd ASHWOOD 3147	\$1,380,000	27/03/2018
3	17 Ashwood Dr ASHWOOD 3147	\$1,350,000	02/06/2018

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.



Rooms: 8

Property Type: House

Land Size: 786 sqm approx

Agent Comments

Original 1950's home

Comparable Properties



6 Leonard St ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 732 sqm approx



8 Rocklands Rd ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 27/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 724 sqm approx



17 Ashwood Dr ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: House