

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

6A Salisbury Road, Ashwood Vic 3147

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$998,000

Property Type

Unit

Suburb

Ashwood

Period - From

01/10/2021

to

30/09/2022

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	2/3 Keylana Blvd MOUNT WAVERLEY 3149	\$890,000	20/08/2022
2	2/108 Atherton Rd OAKLEIGH 3166	\$890,000	04/08/2022
3	2/11 La Frank St BURWOOD 3125	\$890,000	30/12/2021

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:

02/11/2022 11:11

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Indicative Selling Price

\$890,000

Median Unit Price

Year ending September 2022: \$998,000



3 3 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

2/3 Keylana Blvd MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$890,000

Method: Sale

Date: 20/08/2022

Property Type: Flat/Unit/Apartment (Res)



2/108 Atherton Rd OAKLEIGH 3166 (REI/VG)

Agent Comments

3 2 1

Price: \$890,000

Method: Private Sale

Date: 04/08/2022

Property Type: Townhouse (Single)

2/11 La Frank St BURWOOD 3125 (VG)

Agent Comments

3 - -

Price: \$890,000

Method: Sale

Date: 30/12/2021

Property Type: Flat/Unit/Apartment (Res)