

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 1/10 George Street, Ashwood, VIC 3147

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$935,000 Property type Unit Suburb ASHWOOD

Period - From 30/11/2021 to 29/11/2022 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 2/7 Katta Court Ashwood Vic 3147	\$1,050,000	2022-10-22
2 21 Harcourt Street Ashwood Vic 3147	\$1,270,000	2022-11-05
3 12A Lavidge Road Ashwood Vic 3147	\$1,140,000	2022-10-20

This Statement of Information was prepared on: 30/11/2022

