

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 4 Baryn Street, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,270,000 & \$1,397,000

Median sale price

Median price \$1,230,000 Property type House Suburb Ashwood

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
8 Rocklands Road, Ashwood	\$1,390,000	01/12/2020
41 Brockhoff Drive, Burwood	\$1,375,000	30/11/2020
28 Raymond Street, Ashwood	\$1,375,000	10/10/2020

This Statement of Information was prepared on: 7 December 2020