

# 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

37 Edmonds Avenue, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,365,000

Property Type House

Suburb Ashwood

Period - From 01/01/2023

to

31/03/2023

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	14 Rocklands Rd ASHWOOD 3147	\$1,455,000	04/03/2023
2	9 Closter Av ASHWOOD 3147	\$1,390,000	24/03/2023
3	12 Cleveland Rd ASHWOOD 3147	\$1,340,000	25/03/2023

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:

17/05/2023 12:07



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
March quarter 2023: \$1,365,000

## Comparable Properties



**14 Rocklands Rd ASHWOOD 3147 (REI/VG)**

Agent Comments



**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**9 Closter Av ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 24/03/2023  
**Property Type:** House  
**Land Size:** 590 sqm approx



**12 Cleveland Rd ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 596 sqm approx

**Account - Barry Plant** | P: 03 9803 0400