Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 37 Edmonds Avenue, Ashwood Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range between \$1,300,000		&			\$1,400,000			
Median sale p	rice							
Median price	\$1,365,000	Pro	operty Type	Hou	ISE		Suburb	Ashwood
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ado	dress 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



37 Edmonds Avenue, Ashwood Vic 3147







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) 3 2 2 1 Price: \$1,455,000	Agent Comments		
Bictiveti	Method: Auction Sale Date: 04/03/2023 Property Type: House (Res) Land Size: 724 sqm approx			
	9 Closter Av ASHWOOD 3147 (REI) 4 1 3 Price: \$1,390,000 Method: Private Sale Date: 24/03/2023 Property Type: House Land Size: 590 sqm approx	Agent Comments		
	12 Cleveland Rd ASHWOOD 3147 (REI) 3 2 2 1 Price: \$1,340,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 596 sqm approx	Agent Comments		

Account - Barry Plant | P: 03 9803 0400



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