

## 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

2/27 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 \$650,000

&amp;

\$715,000

**Median sale price**

Median price \$850,000

House

Unit

X

Suburb

Ashwood

Period - From 01/10/2017

to

31/12/2017

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	4/7 Edwards St BURWOOD 3125	\$728,000	18/11/2017
2	4/23 Ashburn Gr ASHBURTON 3147	\$690,500	21/10/2017
3	3/2 Callanish Rd CAMBERWELL 3124	\$670,000	15/09/2017

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.



**Rooms:** 5

**Property Type:** Unit

**Land Size:** 237.8 sqm approx

Agent Comments

## Comparable Properties



**4/7 Edwards St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$728,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 4

**Property Type:** Apartment



**4/23 Ashburn Gr ASHBURTON 3147 (REI)**

Agent Comments



**Price:** \$690,500

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** 4

**Property Type:** Unit



**3/2 Callanish Rd CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 15/09/2017

**Rooms:** -

**Property Type:** Unit