

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

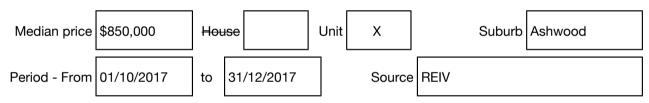
2/27 Edmonds Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price



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.

Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

NoelJones

Glen Iris

Christine Arazi





Rooms: 5 Property Type: Unit Land Size: 237.8 sqm approx Agent Comments

03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

Indicative Selling Price \$650,000 - \$715,000 **Median Unit Price** December quarter 2017: \$850,000

Comparable Properties



4/7 Edwards St BURWOOD 3125 (REI)



Price: \$728,000 Method: Auction Sale Date: 18/11/2017 Rooms: 4 Property Type: Apartment Agent Comments



Price: \$690,500 Method: Auction Sale Date: 21/10/2017 Rooms: 4 Property Type: Unit

2



3/2 Callanish Rd CAMBERWELL 3124 (REI)

4/23 Ashburn Gr ASHBURTON 3147 (REI)

1



Agent Comments

Agent Comments



Method: Private Sale Date: 15/09/2017 Rooms: -Property Type: Unit

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