

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 High Street Road, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Ashwood

Period - From 09/07/2019

to

08/07/2020

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	5 Sunderland Av ASHBURTON 3147	\$1,240,000	11/06/2020
2	342 Warrigal Rd GLEN IRIS 3146	\$1,165,500	02/04/2020
3	375 High St ASHBURTON 3147	\$1,110,000	06/04/2020

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:

09/07/2020 17:09

37 High Street Road, Ashwood Vic 3147

Steve Burke

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

09/07/2019 - 08/07/2020: \$1,180,000



3 1 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



5 Sunderland Av ASHBURTON 3147 (REI)

Agent Comments

3 1 1

Price: \$1,240,000

Method: Sold Before Auction

Date: 11/06/2020

Property Type: House (Res)

Land Size: 632 sqm approx

342 Warrigal Rd GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$1,165,500

Method: Sale

Date: 02/04/2020

Property Type: House (Res)

Land Size: 615 sqm approx



375 High St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,110,000

Method: Private Sale

Date: 06/04/2020

Property Type: House (Res)

Land Size: 675 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888