

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

1 Silver Ash Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,268,500

Property Type House

Suburb Ashwood

Period - From 01/10/2020

to 31/12/2020

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	31 Lavidge Rd ASHWOOD 3147	\$1,350,100	01/01/2021
2	1 Coronation St MOUNT WAVERLEY 3149	\$1,300,000	17/12/2020
3	44 Silver Ash Av ASHWOOD 3147	\$1,272,000	25/11/2020

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:

27/02/2021 12:07



 5  2  2

Property Type: House

Land Size: 739 sqm approx

Agent Comments

Comparable Properties

31 Lavidge Rd ASHWOOD 3147 (VG)

Agent Comments

 3  -  -

Price: \$1,350,100

Method: Sale

Date: 01/01/2021

Property Type: House (Res)

Land Size: 725 sqm approx



1 Coronation St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,300,000

Method: Sold Before Auction

Date: 17/12/2020

Property Type: House (Res)

Land Size: 736 sqm approx



44 Silver Ash Av ASHWOOD 3147 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,272,000

Method: Private Sale

Date: 25/11/2020

Property Type: House

Land Size: 728 sqm approx