

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

36 Yertchuk Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,468,000

Property Type House

Suburb Ashwood

Period - From 01/04/2021

to 30/06/2021

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	21 Mccomas Gr BURWOOD 3125	\$1,538,000	29/05/2021
2	14 Leonard St ASHWOOD 3147	\$1,475,000	17/04/2021
3	2 Kennett St ASHWOOD 3147	\$1,468,000	02/06/2021

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:

15/09/2021 10:54

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

June quarter 2021: \$1,468,000



 4  2  2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



21 Mccomas Gr BURWOOD 3125 (REI/VG)

Agent Comments

 5  1  2

Price: \$1,538,000

Method: Sold Before Auction

Date: 29/05/2021

Property Type: House (Res)

Land Size: 813 sqm approx



14 Leonard St ASHWOOD 3147 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,475,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 729 sqm approx



2 Kennett St ASHWOOD 3147 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,468,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res)

Land Size: 596 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814