

# 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

2/85 Ashwood Drive, 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 \$1,250,000

&

\$1,375,000

### Median sale price

Median price \$1,305,000

Property Type House

Suburb Ashwood

Period - From 01/10/2019

to 31/12/2019

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 | 3/2 Y St ASHBURTON 3147           | \$1,380,000 | 24/12/2019   |
| 2 | 6/100 Victory Blvd ASHBURTON 3147 | \$1,233,000 | 09/02/2020   |
| 3 | 2/16 Samarinda Av ASHBURTON 3147  | \$1,220,000 | 05/09/2019   |

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:

03/03/2020 14:49

4 3 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

December quarter 2019: \$1,305,000

## Comparable Properties



**3/2 Y St ASHBURTON 3147 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 24/12/2019

**Property Type:** Townhouse (Single)

**Land Size:** 320 sqm approx



**6/100 Victory Blvd ASHBURTON 3147 (REI)**

Agent Comments

3 2 2

**Price:** \$1,233,000

**Method:** Auction Sale

**Date:** 09/02/2020

**Property Type:** Townhouse (Res)

**Land Size:** 274 sqm approx



**2/16 Samarinda Av ASHBURTON 3147 (VG)**

Agent Comments

4 - -

**Price:** \$1,220,000

**Method:** Sale

**Date:** 05/09/2019

**Property Type:** Flat/Unit/Apartment (Res)