

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2/13 SYLVAN CRESCENT, ASHWOOD, VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,000,000 to \$1,100,000

### Median sale price

Median price

\$950,000

Property type

House

Suburb

ASHWOOD

Period

01 July 2022 to 30 June 2023

Source

 pricefinder

### Comparable property sales

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.

Address of comparable property

Price

Date of sale

|                                       |             |            |
|---------------------------------------|-------------|------------|
| 2/5 WUGGA CRT, ASHWOOD, VIC 3147      | \$950,000   | 28/03/2023 |
| 2/8 SILVER ASH AVE, ASHWOOD, VIC 3147 | \$1,044,000 | 04/03/2023 |

This Statement of Information was prepared on:

17/07/2023



**woodards** 

## 2/13 Sylvan Crescent, Ashwood

### Additional information

Council Rates: \$1,593.00 approx. pa  
 Owner's Corporation: \$1,040 approx. pa  
 Water Rates: \$187.01 approx. per quarter  
 Modern kitchen with gas cooktop  
 Dishwasher  
 Freshly painted throughout  
 Polished floorboards  
 New carpet  
 Gas ducted heating  
 Split system in living room  
 Ducted vacuum  
 Modern bathroom  
 Separate laundry with storage  
 Double remote garage  
 Security alarm  
 Courtyard  
 Low maintenance

### Rental Estimate

\$600 - \$650 per week (approx.)

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to

#### Schools

Park Hill Primary School - zoned (900m)  
 Essex Heights Primary School (800m)  
 Ashwood High School - zoned (1.3km)  
 Mount Waverley Secondary College (2.5km)  
 Deakin University (2.3km)

#### Shops

Woolworths Ashwood, Warrigal Road (1.9km)  
 Burwood Brickworks, Middleborough Road (3.8km)  
 Chadstone Shopping Centre, Warrigal Road (4.6km)  
 The Glen Shopping Centre, Springvale Road (5.1km)

#### Parks

Essex Heights Reserve (500m)  
 Parkhill Reserve - playground (600m)  
 Ashwood Reserve and Gardiner's Creek Trail (1.0km)  
 Electra Reserve and playground (500m)

#### Transport

Jordanville train station (1.0km)  
 Holmesglen train station (3.0km)  
 Bus 767 - Southland to Box Hill, Huntingdale Rd (300m)  
 Bus 734 - Glen Iris to Glen Waverley, High St Rd (600m)

#### Settlement

30/60 days or any other such terms that have been agreed to in writing



**Rachel Waters**  
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**Cameron Way**  
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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**woodards.com.au**