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 before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

2/13 SYLVAN CRESCENT, ASHWOOD, VIC 3147

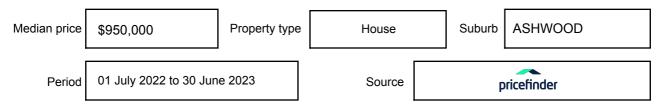
Indicative selling price

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

Price Range:

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

Median sale price



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: 1







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

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



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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.