

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

1/8 Vannam Drive, Ashwood Vic 3147

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$845,000

Property Type

Unit

Suburb

Ashwood

Period - From

04/10/2018

to

03/10/2019

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	46b Power Av ASHWOOD 3147	\$862,000	10/08/2019
2	2/5 Wugga Ct ASHWOOD 3147	\$824,500	22/06/2019
3	1/6 Electra Av ASHWOOD 3147	\$765,000	13/07/2019

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:

04/10/2019 15:11

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

04/10/2018 - 03/10/2019: \$845,000



 3  1  1

Property Type: House - Duplex
(Semi-detached)

Land Size: 423 sqm approx

Agent Comments

Very neat stand alone character weatherboard home with renovated kitchen and outdoor entertaining area. 423 M2 land and no body corp. fees.

Comparable Properties



46b Power Av ASHWOOD 3147 (REI)

 3  2  2

Price: \$862,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 341 sqm approx

Agent Comments

single level townhouse 3 bedroom 2 bathroom and double garage . Similar configuration to the subject property but more contemporary



2/5 Wugga Ct ASHWOOD 3147 (REI/VG)

 3  2  2

Price: \$824,500

Method: Auction Sale

Date: 22/06/2019

Property Type: Townhouse (Res)

Agent Comments

Contemporary 3 bedroom brick home near to the subject property but on 200m2 less land.



1/6 Electra Av ASHWOOD 3147 (REI)

 2  2  1

Price: \$765,000

Method: Private Sale

Date: 13/07/2019

Property Type: Townhouse (Single)

Agent Comments

Brand new double story townhouse in a similar location as the subject property but on less than half as much land.