Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/8 Vannam Drive, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$845,000	Pro	perty Type U	nit		Suburb	Ashwood
Period - From	04/10/2018	to	03/10/2019	Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	46b Power Av ASHWOOD 3147	\$862.000	10/08/2019

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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



woodards**™**

Richard Kurz 9805 1111 0408 337 319 rkurz@woodards.com.au

Indicative Selling Price \$750,000 - \$825,000 Median Unit Price

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





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)

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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)

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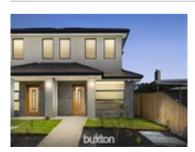


Price: \$824,500 Method: Auction Sale Date: 22/06/2019

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)







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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



