

# 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 4/17 Raymond Street, Ashwood, VIC 3147

### Indicative selling price

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

Single price \$725,000

or range between

&

### Median sale price

Median price \$960,000

Property type Unit

Suburb ASHWOOD

Period - From 07/08/2021

to

03/02/2022

Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/430 Warrigal Road Ashburton Vic 3147	\$641,000	2021-09-20
2	1/17 Raymond Street Ashwood Vic 3147	\$750,000	2022-01-14
3	8/10 Webb Street Burwood Vic 3125	\$708,000	2021-12-07

This Statement of Information was prepared on: 03/02/2022

