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

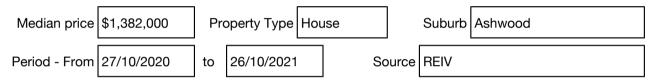
2/4 Mountain Ash Avenue, Ashwood Vic 3147

Indicative selling price

i or the meaning of the phoe dee concerner. No.gov.ad, and queting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
--	---------	---------	---------	-----------	----------------------------------

Single price \$1,370,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/16-18 Vannam Dr ASHWOOD 3147	\$1,400,000	13/05/2021
2	2/31 Silver Ash Av ASHWOOD 3147	\$1,381,000	23/06/2021
3			

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:

27/10/2021 10:17

