

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

2/1 Jordan Street, Ashwood Vic 3147

Indicative selling price

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

Range between \$820,000

&

\$870,000

Median sale price

Median price \$832,500

Unit X

Suburb Ashwood

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/5 Parkhill Dr ASHWOOD 3147	\$890,000	20/05/2017
1/23 Yertchuk Av ASHWOOD 3147	\$880,000	03/06/2017
1/7 Queens Pde ASHWOOD 3147	\$822,000	08/04/2017