

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

13 Mountain Ash Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Ashwood

Period - From 01/07/2018

to

30/06/2019

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	8 Electra Av ASHWOOD 3147	\$1,210,000	24/08/2019
2	24 Carlyle St ASHWOOD 3147	\$1,200,000	15/06/2019
3	84 High Street Rd ASHWOOD 3147	\$1,100,000	02/10/2019

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:

11/10/2019 10:07

13 Mountain Ash Avenue, Ashwood Vic 3147

**Jellis
Craig**

Samantha Pascoe

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2019: \$1,100,000



3 1 1

Property Type: House

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



8 Electra Av ASHWOOD 3147 (REI)

Agent Comments

3 1 1

Price: \$1,210,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 702 sqm approx



24 Carlyle St ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Auction Sale

Date: 15/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 697 sqm approx



84 High Street Rd ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 02/10/2019

Property Type: House (Res)

Land Size: 815 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.