



3 1 2

**Rooms:** 5

**Property Type:** House

**Land Size:** 769.631 sqm

Agent Comments

## Comparable Properties



**5 Moorong St CHADSTONE 3148 (REI)**

Agent Comments

3 1 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 645 sqm



**118 Power Av CHADSTONE 3148 (REI)**

Agent Comments

2 1 1

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 600 sqm



**15 Margot St CHADSTONE 3148 (REI)**

Agent Comments

3 1 1

**Price:** \$1,040,500

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 590 sqm

## 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 Wippa Court, Ashwood Vic 3147

## Indicative selling price

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

Range between \$1,000,000

&amp;

\$1,100,000

## Median sale price

Median price \$995,000

Unit X

Suburb Ashwood

Period - From 01/01/2017

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
5 Moorong St CHADSTONE 3148	\$1,100,000	20/05/2017
118 Power Av CHADSTONE 3148	\$1,100,000	08/04/2017
15 Margot St CHADSTONE 3148	\$1,040,500	27/05/2017