

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

143 Huntingdale Road, Ashwood Vic 3147

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$1,125,000

House

X

Unit

Suburb

Ashwood

Period - From

01/04/2018

to

31/03/2019

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 Gooyong Av CHADSTONE 3148	\$938,000	25/05/2019
2	25 Vision St CHADSTONE 3148	\$916,000	30/03/2019
3	196 Huntingdale Rd MOUNT WAVERLEY 3149	\$862,500	02/03/2019

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.



3 1 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

Year ending March 2019: \$1,125,000

Comparable Properties



8 Gooyong Av CHADSTONE 3148 (REI)

Agent Comments

2 1 1

Price: \$938,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 4

Property Type: House

Land Size: 608 sqm approx



25 Vision St CHADSTONE 3148 (REI/VG)

Agent Comments

3 1 2

Price: \$916,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 705 sqm approx



196 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$862,500

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 741 sqm approx