

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address Including suburb and	143 Huntingdale Road, Ashwood Vic 3147
postcode	

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	Hou	ıse X	Unit		Suburb	Ashwood
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

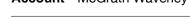
Comparable property sales (*Delete A or B below as applicable)

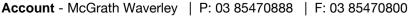
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.









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McGrath





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)

Price: \$938,000





Method: Auction Sale Date: 25/05/2019 Rooms: 4

Property Type: House Land Size: 608 sqm approx **Agent Comments**



25 Vision St CHADSTONE 3148 (REI/VG)





Price: \$916,000 Method: Auction Sale Date: 30/03/2019 Rooms: 5

Property Type: House (Res) Land Size: 705 sqm approx

Agent Comments



196 Huntingdale Rd MOUNT WAVERLEY 3149

(REI)



Price: \$862,500 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: House (Res) Land Size: 741 sqm approx

Agent Comments

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





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