

## 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

22 Carlyle Street, Ashwood Vic 3147

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

Single price \$1,400,000

**Median sale price**

Median price \$1,480,000

House

X

Unit

Suburb Ashwood

Period - From 01/10/2017

to

31/12/2017

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	28 carlyle St ASHWOOD 3147	\$1,520,000	09/12/2017
2	30 Carlyle St ASHWOOD 3147	\$1,450,000	25/11/2017
3	10 Maroondah Rd ASHWOOD 3147	\$1,410,000	13/08/2017

**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   2   4

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000

**Median House Price**  
December quarter 2017: \$1,480,000

## Comparable Properties



**28 carlyle St ASHWOOD 3147 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 701 sqm approx



**30 Carlyle St ASHWOOD 3147 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 698 sqm approx



**10 Maroondah Rd ASHWOOD 3147 (REI)**

**Agent Comments**

4   2   -

**Price:** \$1,410,000  
**Method:** Sold Before Auction  
**Date:** 13/08/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx