

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	44b Power Avenue, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,100,000	Hou	ıse X	Unit		Suburb	Ashwood
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

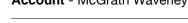
Comparable property sales (*Delete A or B below as applicable)

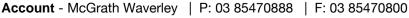
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/40 Haig St BURWOOD 3125	\$1,201,000	21/06/2019
2	2/15 Mulgrave St ASHWOOD 3147	\$1,121,000	15/06/2019
3	2/2 Allambi St ASHWOOD 3147	\$1,110,000	20/07/2019

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: Townhouse

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending June 2019: \$1,100,000

Comparable Properties



1/40 Haig St BURWOOD 3125 (REI)



Price: \$1,201,000 Method: Private Sale Date: 21/06/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



2/15 Mulgrave St ASHWOOD 3147 (REI)





Price: \$1,121,000 Method: Auction Sale Date: 15/06/2019

Rooms: 8

Property Type: Townhouse (Res)

Agent Comments



2/2 Allambi St ASHWOOD 3147 (REI)

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Price: \$1,110,000 Method: Auction Sale Date: 20/07/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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





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