

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Townhouse type or class

	Single price		Lower price	&	Higher price
Unit 3: 3 Bed 2 Bath 2 Garage		or range between	\$1,050,000		\$1,150,000
Unit 4: 3 Bed 2 Bath 2 Garage		or range between	\$1,050,000		\$1,150,000
Unit 5: 2 Bed 2 Bath 2 Garage		or range between	\$900,000		\$990,000
		or range between			
		or range between			

Additional entries may be included or attached as required.

Townhouse median sale price

Median price

Suburb

Period - from to

Source

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

	Address of comparable unit	Price	Date of sale
Unit 3: 3 Bed 2 Bath 2 Garage	2/146 High Street Rd ASHWOOD 3147 VIC	\$1,133,000	09/12/2023
	2/10 Westbrook St CHADSTONE 3148 VIC	\$1,180,000	12/03/2024
	1/7 Bullarto St CHADSTONE 3148 VIC	\$1,080,000	16/03/2024

Unit type or class

	Address of comparable unit	Price	Date of sale
Unit 4: 3 Bed 2 Bath 2 Garage	2/146 High Street Rd ASHWOOD 3147 VIC	\$1,133,000	09/12/2023
	2/10 Westbrook St CHADSTONE 3148 VIC	\$1,180,000	12/03/2024
	1/7 Bullarto St CHADSTONE 3148 VIC	\$1,080,000	16/03/2024

Unit type or class

	Address of comparable unit	Price	Date of sale
Unit 5: 2 Bed 2 Bath 2 Garage	8/14-16 Temple St ASHWOOD 3147 VIC	\$955,000	12/03/2024
	1/5 Hume Ct ASHWOOD 3147 VIC	\$975,000	19/03/2024
	1/14 Highbury Rd BURWOOD 3125 VIC	\$985,000	18/05/2024

Unit type or class

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

24/05/24 3:13PM