

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

10/36-52 Queens Parade, Ashwood Vic 3147

Indicative selling price

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

Range between \$675,000

&

\$700,000

Median sale price

Median price \$902,500

House

Unit

X

Suburb

Ashwood

Period - From 01/04/2017

to

31/03/2018

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	2/2 Keats Ct ASHWOOD 3147	\$757,000	24/03/2018
2	3/36 Queens Pde ASHWOOD 3147	\$688,000	16/06/2018
3	2/31 Batesford Rd CHADSTONE 3148	\$675,000	26/05/2018

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.



2 1 1

Rooms:

Property Type: Townhouse

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



2/2 Keats Ct ASHWOOD 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$757,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit



3/36 Queens Pde ASHWOOD 3147 (REI)

Agent Comments

2 1 1

Price: \$688,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Unit



2/31 Batesford Rd CHADSTONE 3148 (REI)

Agent Comments

3 1 2

Price: \$675,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: Unit

Land Size: 268 sqm approx