

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

2/26 Winbirra Parade, Ashwood Vic 3147

Indicative selling price

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

Range between \$950,000 & \$995,000

Median sale price*

Median price \$910,000 Property Type Unit Suburb Ashwood

Period - From 20/11/2018 to 04/09/2019 Source Hometrack

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	2/9 Fulton Cr, Burwood, Vic 3125, Australia	\$1,022,000	10/08/2019
2	26a Arthur St ASHWOOD 3147	\$1,060,000	25/05/2019
3	1/19 Thurloo St CHADSTONE 3148	\$948,500	11/05/2019

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.~~

This Statement of Information was prepared on:

20/11/2019 12:09



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$995,000
Median Unit Price *
20/11/2018 - 04/09/2019: \$910,000
* Agent calculated median

Comparable Properties

2/9 Fulton Cr, Burwood, Vic 3125, Australia (REI)

Agent Comments



Price: \$1,022,000
Method:
Date: 10/08/2019
Property Type: Townhouse (Single)



26a Arthur St ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 25/05/2019
Property Type: Townhouse (Single)
Land Size: 460 sqm approx



1/19 Thurloo St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$948,500
Method: Private Sale
Date: 11/05/2019
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 259 sqm approx