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	2/26 Winbirra Parade, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Median sale price*

Median price \$	910,000	Pro	perty Type	Unit		Suburb	Ashwood
Period - From 20	0/11/2018	to	04/09/2019		Source	Hometra	ack

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

Add	dress 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 comparableproperties 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)





Price: \$1,022,000

Method:

Date: 10/08/2019

Property Type: Townhouse (Single)

Agent Comments

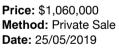
26a Arthur St ASHWOOD 3147 (REI/VG)

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Property Type: Townhouse (Single) **Land Size:** 460 sqm approx

Agent Comments



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

Price: \$948,500
Method: Private Sale

Date: 11/05/2019 Rooms: 4

Property Type: Townhouse (Single) **Land Size:** 259 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



