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	2/1 Rocklands Road, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,140,000	&	\$1,180,000

Median sale price

Median price	\$1,410,000	Hou	ise X	Unit		Suburb	Ashwood
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

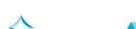
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	1/18 Raymond St ASHWOOD 3147	\$1,245,000	26/08/2017
2	6/7-9 Sunderland Av ASHBURTON 3147	\$1,200,000	11/11/2017
3	15 Mitchell Av ASHWOOD 3147	\$1,008,000	15/07/2017

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.









Indicative Selling Price \$1,140,000 - \$1,180,000 Median House Price September quarter 2017: \$1,410,000

Comparable Properties



1/18 Raymond St ASHWOOD 3147 (REI)

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Price: \$1,245,000 **Method:** Auction Sale **Date:** 26/08/2017

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 308 sqm approx

Agent Comments



6/7-9 Sunderland Av ASHBURTON 3147 (REI)

1 3 **1** 2 **1**

Price: \$1,200,000 **Method:** Auction Sale **Date:** 11/11/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



15 Mitchell Av ASHWOOD 3147 (REI/VG)

Price: \$1,008,000 **Method:** Auction Sale **Date:** 15/07/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - First National Real Estate Clayton





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