

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

2/1 Rocklands Road, Ashwood Vic 3147

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

House

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.

Address 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.~~

2/1 Rocklands Road, Ashwood Vic 3147



Rooms:
Property Type:
Agent Comments

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)

Agent Comments



Price: \$1,245,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 308 sqm approx



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

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 5
Property Type: Townhouse (Res)



15 Mitchell Av ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,008,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Townhouse (Res)