## 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 ourb and postcode	28B Cleveland Road, Ashwood, VIC 3147										
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price				or range	between	\$1,580,000		&	\$1,635,000		
price											
\$830,00	0		Pro	perty type	Unit		Suburb	ASHWOOD	)		
08/09/20	22	to	07/09/2	2023	Source	core_logic	;				
	Address purb and postcode elling progressing price \$830,00	Address purb and postcode 28B Costcode 28B C	Address purb and postcode 28B Clevela 28B	Address purb and postcode 28B Cleveland Roselling price gof this price see consumer.vice gle price 28830,000 Project.	Address purb and postcode  28B Cleveland Road, Ashward Postcode  38B C	Address purb and postcode  28B Cleveland Road, Ashwood, VICE  Plling price  g of this price see consumer.vic.gov.au/underquoting price  price  \$830,000  Property type Unit	Address purb and postcode  28B Cleveland Road, Ashwood, VIC 3147  Parallel Price  g of this price see consumer.vic.gov.au/underquoting gle price  price  \$830,000  Property type  Unit	Address purb and postcode  28B Cleveland Road, Ashwood, VIC 3147  Parallel Price  g of this price see consumer.vic.gov.au/underquoting gle price  or range between \$1,580,000  price  \$830,000  Property type Unit Suburb	Address purb and postcode  28B Cleveland Road, Ashwood, VIC 3147  Parallel Price  g of this price see consumer.vic.gov.au/underquoting gle price  or range between \$1,580,000 &  price  \$830,000 Property type Unit Suburb ASHWOOD		

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Ad	dress of comparable property	Price	Date of sale
1	7a Mulgrave Street Ashwood Vic 3147	\$1,600,000	2023-07-01
2	2/5 Harcourt Street Ashwood Vic 3147	\$1,580,000	2023-06-16
3	2/5 Gloucester Street Mount Waverley Vic 3149	\$1,584,000	2023-07-16

This Statement of Information was prepared on: 08/09/2023

