

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

2/2 Queens Parade, Ashwood Vic 3147

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000

&

\$770,000

Median sale price

Median price \$850,000

House

Unit

X

Suburb Ashwood

Period - From 01/07/2016

to

30/06/2017

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	2/1 Woonah St CHADSTONE 3148	\$791,800	08/07/2017
2	2/32 Melinga Cr CHADSTONE 3148	\$780,000	18/09/2017
3	1/35 Timmings St CHADSTONE 3148	\$750,000	06/05/2017

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.



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Rooms:
Property Type: Villa
Agent Comments

Indicative Selling Price
 \$720,000 - \$770,000
Median Unit Price
 Year ending June 2017: \$850,000

Comparable Properties



2/1 Woonah St CHADSTONE 3148 (REI)

Agent Comments

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 2

Price: \$791,800
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: Unit
Land Size: 302 sqm approx



2/32 Melinga Cr CHADSTONE 3148 (REI)

Agent Comments

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Price: \$780,000
Method: Private Sale
Date: 18/09/2017
Rooms: -
Property Type: Unit



1/35 Timmings St CHADSTONE 3148 (REI/VG)

Agent Comments

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 2

Price: \$750,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 375 sqm approx