

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

1/8 Shaw Street, Ashwood Vic 3147

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$1,335,000

House

X

Unit

Suburb Ashwood

Period - From 01/04/2017

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	1/2 Edmonds Av ASHWOOD 3147	\$1,190,000	10/04/2017
2	2/54 Collins St CHADSTONE 3148	\$1,175,000	30/03/2017
3	1/27 Carramar St CHADSTONE 3148	\$1,160,000	29/04/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,195,000
Median House Price
June quarter 2017: \$1,335,000

Comparable Properties



1/2 Edmonds Av ASHWOOD 3147 (REI/VG) [Agent Comments](#)



Price: \$1,190,000
Method: Sold Before Auction
Date: 10/04/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



2/54 Collins St CHADSTONE 3148 (REI) [Agent Comments](#)



Price: \$1,175,000
Method: Private Sale
Date: 30/03/2017
Rooms: -
Property Type: Townhouse (Res)



1/27 Carramar St CHADSTONE 3148 (REI) [Agent Comments](#)



Price: \$1,160,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 5
Property Type: Townhouse (Res)

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

3/8 Shaw Street, Ashwood Vic 3147

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$1,335,000

House

X

Unit

Suburb Ashwood

Period - From 01/04/2017

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	1/25 Ashwood Dr ASHWOOD 3147	\$1,400,000	24/06/2017
2	2/2 Halliday St MOUNT WAVERLEY 3149	\$1,280,000	20/05/2017
3	1/18 Raymond St ASHWOOD 3147	\$1,245,000	26/08/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,395,000
Median House Price
June quarter 2017: \$1,335,000

Comparable Properties



1/25 Ashwood Dr ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 8
Property Type: Townhouse (Res)



2/2 Halliday St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 308 sqm approx



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