



鼎澳集团

D-AUSTRALIA  
REAL ESTATE

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## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

1 & 3/ 6 Salisbury Rd,  
Ashwood, VIC 3147



Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting

**Unit 1 - 3 bedroom Unit** Range between \$850,000 & \$880,000

**Unit 3 - 3 bedroom Unit** Range between \$1,050,000 & \$1,080,000

### Suburb unit median sale price

Median price	\$903,000	Suburb	Ashwood
Period - From	01/01/2017	To	31/12/2017
Source	www.realestate.com.au		

### Comparable property sales

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bedroom Units	1 3/7 Condah Court, Ashwood	\$1,200,000	09/09/2017
	2 3/5 Yileen Court, Ashwood	\$917,500	23/09/2017
	3 8/5 Yunki Court, Ashwood	\$846,000	28/10/2017