

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

20 Lavidge Road, Ashwood VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$1,645,000

&

\$1,809,500

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,325,000

*House #

*Unit

Suburb
or locality

Ashwood

Period - From

06/11/17

to

07/11/17

Source

www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

12 May Park Avenue, Ashwood	\$1,838,000	22/07/17
9 Reid Street, Ashwood	\$1,751,000	14/11/16
47 Ashwood Drive, Ashwood	\$1,680,000	17/06/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.