

## 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 44b Power Avenue, Ashwood Vic 3147

#### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$902,500 House Unit X Suburb Ashwood

Period - From 01/04/2017 to 31/03/2018 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	1/11 Tarakan Av ASHBURTON 3147	\$1,270,000	30/06/2018
2	29b Closter Av ASHWOOD 3147	\$1,270,000	26/05/2018
3	2a Cleveland Rd ASHWOOD 3147	\$1,175,888	11/04/2018

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.



4   3   2

**Rooms:**  
**Property Type:** Townhouse  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median Unit Price**  
 Year ending March 2018: \$902,500

## Comparable Properties



1/11 Tarakan Av ASHBURTON 3147 (REI)

Agent Comments

3   2   2

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



29b Closter Av ASHWOOD 3147 (REI)

Agent Comments

4   3   2

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 268.10 sqm approx



2a Cleveland Rd ASHWOOD 3147 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,175,888  
**Method:** Private Sale  
**Date:** 11/04/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 246 sqm approx