# **McGrath**

#### 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

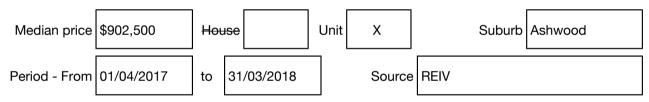
44b Power Avenue, Ashwood Vic 3147

#### Indicative selling price

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

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

#### Median sale price



#### 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.

#### Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



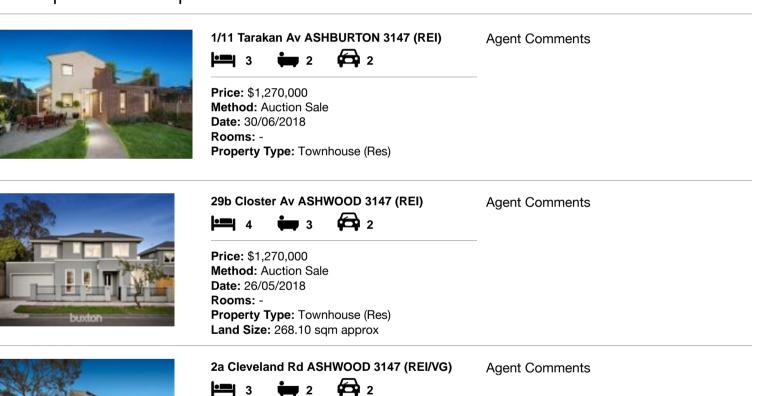
## **M**c**Grath**





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**





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

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