

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

1/87 Ashwood Drive, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,245,000 Property Type Unit Suburb Ashwood

Period - From 01/01/2024 to 31/03/2024 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	2/87 Ashwood Dr ASHWOOD 3147	\$1,403,000	01/05/2024
2	2/51 Morton Rd BURWOOD 3125	\$1,400,000	18/05/2024
3	1/11 Webb St BURWOOD 3125	\$1,400,000	11/05/2024

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.~~

This Statement of Information was prepared on:

30/05/2024 17:12

Alex Voronin
03 9114 9890
0411 507 028

alex@fitchpartners.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

March quarter 2024: \$1,245,000



3 2.5 2

Rooms: 6

Property Type: Town House

Land Size: 285 sqm approx

Agent Comments

Comparable Properties



2/87 Ashwood Dr ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,403,000

Method: Sold Before Auction

Date: 01/05/2024

Property Type: Townhouse (Res)

Land Size: 266 sqm approx



2/51 Morton Rd BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)

Land Size: 257 sqm approx



1/11 Webb St BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)

Land Size: 292 sqm approx

Account - FITCH PARTNERS PTY LTD | P: 0391149888



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