

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

12b Winbirra Parade, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Ashwood

Period - From 12/04/2023 to 11/04/2024 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	1/10 Eildon Rd ASHWOOD 3147	\$1,260,000	17/02/2024
2	1/1 Lavidge Rd ASHWOOD 3147	\$1,230,000	24/01/2024
3	19 Brockhoff Dr BURWOOD 3125	\$1,023,000	02/03/2024

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: 12/04/2024 10:14

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

12/04/2023 - 11/04/2024: \$1,560,000



3 2 2

Property Type: House

Land Size: 368 sqm approx

Agent Comments

Comparable Properties



1/10 Eildon Rd ASHWOOD 3147 (REI)

Agent Comments

3 1 2

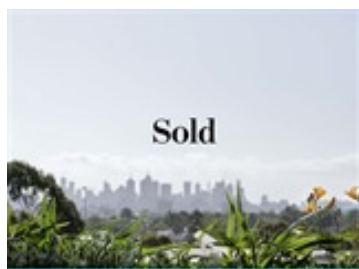
Price: \$1,260,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 378 sqm approx



1/1 Lavidge Rd ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Private Sale

Date: 24/01/2024

Property Type: Townhouse (Single)



19 Brockhoff Dr BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,023,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

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