

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

15 Mountain Ash Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,445,500 Property Type House Suburb Ashwood

Period - From 01/04/2022 to 31/03/2023 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	9 Leonard St ASHWOOD 3147	\$1,580,000	17/06/2023
2	7 Lavender Ct ASHWOOD 3147	\$1,560,000	27/04/2023
3	34 Cratloe Rd MOUNT WAVERLEY 3149	\$1,550,000	20/05/2023

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:

21/06/2023 15:27



Property Type: House (Previously Occupied - Detached)

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



9 Leonard St ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,580,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 730 sqm approx



7 Lavender Ct ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,560,000

Method: Sold Before Auction

Date: 27/04/2023

Property Type: House (Res)

Land Size: 607 sqm approx



34 Cratloe Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 724 sqm approx