

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

19 George Street, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,517,500 Property Type House Suburb Ashwood

Period - From 01/04/2023 to 30/06/2023 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	1 Karnak Rd ASHBURTON 3147	\$2,145,000	25/07/2023
2	29 Jordan St ASHWOOD 3147	\$1,900,000	15/03/2023
3	17 Loudon Rd BURWOOD 3125	\$1,900,000	25/03/2023

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:

21/08/2023 11:08



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Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

June quarter 2023: \$1,517,500

Comparable Properties



1 Karnak Rd ASHBURTON 3147 (REI)

Agent Comments

3 2 1

Price: \$2,145,000

Method: Sold Before Auction

Date: 25/07/2023

Property Type: House (Res)

Land Size: 730 sqm approx



29 Jordan St ASHWOOD 3147 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 15/03/2023

Property Type: House (Res)

Land Size: 641 sqm approx



17 Loudon Rd BURWOOD 3125 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 666 sqm approx