

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

2/20 George Street, 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 \$970,000

Property Type Unit

Suburb Ashwood

Period - From 01/07/2022

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	3/13 Sylvan Cr ASHWOOD 3147	\$1,285,721	25/07/2023
2	30 Mulgrave St ASHWOOD 3147	\$1,117,000	02/09/2023
3	2/1 Murra Ct ASHWOOD 3147	\$1,175,000	06/10/2023

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:

13/10/2023 14:18



Rooms: 5

Property Type: Villa Unit

Land Size: 456 sqm approx

Agent Comments

Comparable Properties



3/13 Sylvan Cr ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,285,721

Method: Private Sale

Date: 25/07/2023

Property Type: Unit



30 Mulgrave St ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,117,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit



2/1 Murra Ct ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,175,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: Unit

Land Size: 264 sqm approx