

# 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

2/3 Hume Court, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,380,000

&

\$1,480,000

### Median sale price

Median price \$1,267,500

Property Type Townhouse

Suburb Ashwood

Period - From 14/11/2022

to 13/11/2023

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	1/6 St Johns Wood Rd MOUNT WAVERLEY 3149	\$1,410,000	12/08/2023
2	1/35 Jubilee St MOUNT WAVERLEY 3149	\$1,489,000	21/10/2023
3	1/8 Wridgway Av BURWOOD 3125	\$1,515,000	30/09/2023

**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:

14/11/2023 15:39



4   3   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,380,000 - \$1,480,000

**Median Townhouse Price**

14/11/2022 - 13/11/2023: \$1,267,500

## Comparable Properties



**1/6 St Johns Wood Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Townhouse (Res)

**Land Size:** 353 sqm approx



**1/35 Jubilee St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4   2   2

**Price:** \$1,489,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 328 sqm approx



**1/8 Wridgway Av BURWOOD 3125 (REI)**

Agent Comments

4   3   2

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 30/09/2023

**Property Type:** House (Res)

**Land Size:** 275 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481