

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

2/32 Barrington Drive, Ashwood Vic 3147

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$787,500 Property Type Unit Suburb Ashwood

Period - From 01/08/2022 to 31/07/2023 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	2/3 Scott Gr BURWOOD 3125	\$790,000	07/07/2023
2	3/10 Webb St BURWOOD 3125	\$738,000	17/06/2023
3	22/2-12 Temple St ASHWOOD 3147	\$725,000	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:

01/08/2023 17:32



 2  1  1

Property Type: Unit
Land Size: 196 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
01/08/2022 - 31/07/2023: \$787,500

Comparable Properties



2/3 Scott Gr BURWOOD 3125 (REI)

Agent Comments

 2  1  2

Price: \$790,000
Method: Sold Before Auction
Date: 07/07/2023
Property Type: Villa
Land Size: 178 sqm approx

3/10 Webb St BURWOOD 3125 (REI)

Agent Comments

 2  1  2

Price: \$738,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Unit
Land Size: 230 sqm approx



22/2-12 Temple St ASHWOOD 3147 (REI)

Agent Comments

 2  1  1

Price: \$725,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888