Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2 Crundale Street, Ashwood Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,573,000	Pro	operty Type	Hous	se		Suburb	Ashwood
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	51 High Street Rd ASHWOOD 3147	\$1,050,000	07/10/2023
2	1/2 Douglas St ASHWOOD 3147	\$1,050,000	17/06/2023
3	61 Florizel St GLEN IRIS 3146	\$1,000,000	24/08/2023

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:

02/11/2023 14:14



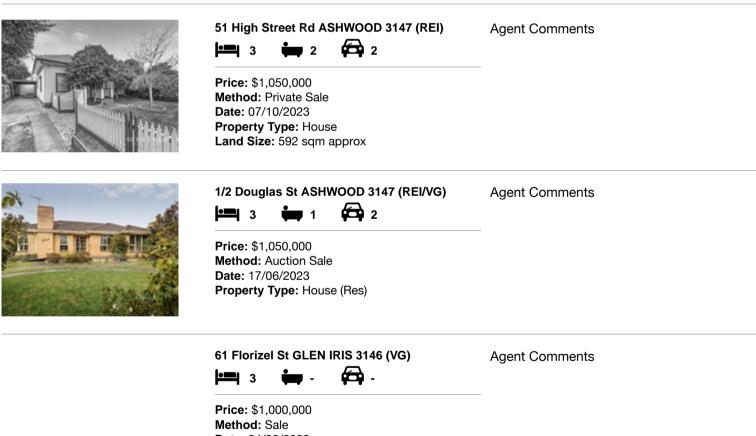






Property Type: Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2023: \$1,573,000

Comparable Properties



Method: Sale Date: 24/08/2023 Property Type: House (Res) Land Size: 650 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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