

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

229 High Street Road, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,573,000 Property Type House Suburb Ashwood

Period - From 01/07/2023 to 30/09/2023 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	21 Vision St CHADSTONE 3148	\$1,430,000	29/07/2023
2	1 Gloucester St MOUNT WAVERLEY 3149	\$1,406,000	12/08/2023
3	32 Salisbury Rd ASHWOOD 3147	\$1,350,000	27/07/2023

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:

01/11/2023 16:09



4 2 2

Rooms: 6
Property Type: House
Land Size: 755 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2023: \$1,573,000

Comparable Properties



21 Vision St CHADSTONE 3148 (REI)

Agent Comments

3 1 1

Price: \$1,430,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 818 sqm approx



1 Gloucester St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 3

Price: \$1,406,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 737 sqm approx



32 Salisbury Rd ASHWOOD 3147 (REI)

Agent Comments

5 2 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 27/07/2023
Property Type: House (Res)