

# 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

29/2-12 Temple Street, 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 \$640,000 & \$700,000

### Median sale price

Median price \$795,000 Property Type Unit Suburb Ashwood

Period - From 24/10/2022 to 23/10/2023 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	22/2-12 Temple St ASHWOOD 3147	\$725,000	25/03/2023
2	7/44-46 High Street Rd ASHWOOD 3147	\$650,000	16/09/2023
3	3/24 Mulgrave St ASHWOOD 3147	\$632,000	08/09/2023

**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: 24/10/2023 14:11



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**Property Type:** Unit  
**Land Size:** 194 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$700,000  
**Median Unit Price**  
24/10/2022 - 23/10/2023: \$795,000

## Comparable Properties



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

**Agent Comments**

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



**7/44-46 High Street Rd ASHWOOD 3147 (REI)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** Unit  
**Land Size:** 157 sqm approx



**3/24 Mulgrave St ASHWOOD 3147 (REI)**

**Agent Comments**

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**Price:** \$632,000  
**Method:** Private Sale  
**Date:** 08/09/2023  
**Property Type:** Unit  
**Land Size:** 72 sqm approx

**Account - Barry Plant | P: 03 9842 8888**