

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

31 George Street, Ashwood Vic 3147

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Ashwood

Period - From

01/04/2023

to

31/03/2024

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	11 Teck St ASHWOOD 3147	\$1,560,000	27/04/2024
2	45 Montpelier Rd ASHWOOD 3147	\$1,415,800	25/04/2024
3			

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:

19/06/2024 01:57



 3  1  2

Property Type: House
Land Size: 781 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending March 2024: \$1,560,000

Comparable Properties



11 Teck St ASHWOOD 3147 (REI)

Agent Comments

 -  -  -

Price: \$1,560,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Land (Res)
Land Size: 720 sqm approx



45 Montpellier Rd ASHWOOD 3147 (REI)

Agent Comments

 3  1  1

Price: \$1,415,800
Method: Private Sale
Date: 25/04/2024
Property Type: House

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.

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



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