

# 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

39 Carlyle Street, Ashwood, VIC 3147
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$1,400,000
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 & 

\$1,500,000
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### Median sale price

Median price 

\$1,437,500
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 Property type 

House
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 Suburb 

ASHWOOD
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Period - From 

24/05/2023
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 to 

23/05/2024
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 Source 

core_logic
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### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	45 Arthur Street Burwood Vic 3125	\$1,530,000	2024-03-16
2	45 Montpelier Road Ashwood Vic 3147	\$1,415,800	2024-04-25
3	15 Haig Street Burwood Vic 3125	\$1,438,800	2024-02-27

This Statement of Information was prepared on: 

24/05/2024
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