

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

4 George Street, Ashwood Vic 3147

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,565,000

Property Type

House

Suburb

Ashwood

Period - From

01/10/2023

to

31/12/2023

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 Beatty Cr ASHBURTON 3147	\$1,745,000	28/10/2023
2	26 Douglas St ASHWOOD 3147	\$1,720,000	07/10/2023
3	4 Newbury Ct ASHWOOD 3147	\$1,560,000	16/12/2023

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:

05/02/2024 13:01



Property Type: House

Land Size: 803 sqm approx

Agent Comments

Exuding the love and warmth of a home that's been graced with the meticulous care of one family for almost 50 years, this single level clinker pristinely awaits its next family.

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2023: \$1,565,000

Comparable Properties



21 Beatty Cr ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,745,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 557 sqm approx



26 Douglas St ASHWOOD 3147 (VG)

Agent Comments



Price: \$1,720,000

Method: Sale

Date: 07/10/2023

Property Type: Development Site (Res)

Land Size: 828 sqm approx



4 Newbury Ct ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,560,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 840 sqm approx