

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

6 Montrose 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 \$1,560,000 Property Type House Suburb Ashwood

Period - From 25/09/2022 to 24/09/2023 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	5 Anfield Ct MALVERN EAST 3145	\$1,640,000	14/04/2023
2	8 Sylvan Cr ASHWOOD 3147	\$1,625,000	09/09/2023
3	9 Leonard St ASHWOOD 3147	\$1,580,000	17/06/2023

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:

25/09/2023 15:06



4 2 2

Property Type: House
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
25/09/2022 - 24/09/2023: \$1,560,000

Comparable Properties



5 Anfield Ct MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$1,640,000
Method: Sale
Date: 14/04/2023
Property Type: House (Res)
Land Size: 743 sqm approx



8 Sylvan Cr ASHWOOD 3147 (REI)

Agent Comments

4 2 2

Price: \$1,625,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 728 sqm approx



9 Leonard St ASHWOOD 3147 (REI/VG)

Agent Comments

4 2 2

Price: \$1,580,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 730 sqm approx