

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

47A Vannam Drive, Ashwood Vic 3147

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,161,000 Property Type House Suburb Ashwood

Period - From 01/01/2019 to 31/12/2019 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	1/18 Leonard St ASHWOOD 3147	\$1,041,000	07/12/2019
2	1/8 Vannam Dr ASHWOOD 3147	\$1,010,000	09/11/2019
3	12b Hazel Ct ASHWOOD 3147	\$954,000	30/11/2019

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:

30/01/2020 09:49



3 2 2

Property Type: House
Land Size: 416 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
Year ending December 2019: \$1,161,000

Comparable Properties



1/18 Leonard St ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$1,041,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Unit



1/8 Vannam Dr ASHWOOD 3147 (REI)

Agent Comments

3 1 1

Price: \$1,010,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 427 sqm approx



12b Hazel Ct ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$954,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Townhouse (Single)