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	1/16 Harcourt Street Ashwood VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$699,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,092,500	Property type	Other	Suburb	Ashwood
Period-from	01 Mar 2019	to	29 Feb 2020	Source	Corelogic

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 6 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
6/36-52 Queens Parade Ashwood VIC 3147	$727,500	07-Dec-19
3/17 Temple Street Ashwood VIC 3147	$662,500	14-Dec-19
1/13 Olympian Avenue Mount Waverley VIC 3149	$662,000	12-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 25 March 2020

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6/36-52 Queens Parade Ashwood VIC 3147

2 1 1

Sold Price RS **$727,500** Sold Date **07-Dec-19**

Distance **0.97km**



3/17 Temple Street Ashwood VIC 3147

2 1 1

Sold Price **$662,500** Sold Date **14-Dec-19**

Distance **1.13km**



1/13 Olympian Avenue Mount Waverley VIC 3149

2 1 1

Sold Price **$662,000** Sold Date **12-Oct-19**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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