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	2 Crundale Street, Ashwood Vic 3147

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,573,000 Property Type House Suburb Ashwood

Period - From 01/07/2023 to 30/09/2023 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	18 Gilmour St BURWOOD 3125	$1,160,000	02/09/2023
2	30 Mulgrave St ASHWOOD 3147	$1,117,000	02/09/2023
3	7 Karrin Ct ASHWOOD 3147	$1,100,000	25/07/2023

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: 04/12/2023 08:10

2 Crundale Street, Ashwood Vic 3147



4 2 4

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2023: $1,573,000

Comparable Properties



18 Gilmour St BURWOOD 3125 (REI/VG)

4 1 1

Agent Comments

Price: $1,160,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 809 sqm approx



30 Mulgrave St ASHWOOD 3147 (REI/VG)

3 2 2

Agent Comments

Price: $1,117,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit
Land Size: 273 sqm approx



7 Karrin Ct ASHWOOD 3147 (REI)

3 3 1

Agent Comments

Price: $1,100,000
Method: Private Sale
Date: 25/07/2023
Property Type: Townhouse (Single)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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