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	23 Park Hill Drive, Ashwood Vic 3147

Indicative selling price

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

Range between $1,390,000 & $1,475,000

Median sale price

Median price $1,156,500 Property Type House Suburb Ashwood

Period - From 01/01/2020 to 31/03/2020 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 Quaintance St MOUNT WAVERLEY 3149	$1,550,000	18/04/2020
2	1 Clearview Cl ASHWOOD 3147	$1,420,000	18/04/2020
3	36 Lynden Gr MOUNT WAVERLEY 3149	$1,391,000	21/05/2020

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: 23/06/2020 10:11

23 Park Hill Drive, Ashwood Vic 3147

RT Edgar

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5 2 2

Rooms: study
Property Type: House
Land Size: 754.72 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,475,000
Median House Price
March quarter 2020: $1,156,500

Comparable Properties



1 Quaintance St MOUNT WAVERLEY 3149 (REI)

4 2 4

Price: $1,550,000
Method: Private Sale
Date: 18/04/2020
Property Type: House
Land Size: 725 sqm approx

Agent Comments



1 Clearview Cl ASHWOOD 3147 (REI)

4 2 2

Price: $1,420,000
Method: Private Sale
Date: 18/04/2020
Property Type: House

Agent Comments



36 Lynden Gr MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,391,000
Method: Private Sale
Date: 21/05/2020
Rooms: 6
Property Type: House
Land Size: 675 sqm approx

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.