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	10 Carlyle Street, Ashwood Vic 3147

Indicative selling price

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

Single price $2,275,000

Median sale price

Median price $1,558,250 Property Type House Suburb Ashwood

Period - From 01/07/2022 to 30/09/2022 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 Raymond St ASHWOOD 3147	$3,115,000	17/09/2022
2	7 Jingella Av ASHWOOD 3147	$2,220,000	11/11/2022
3	6 Woolert St ASHWOOD 3147	$2,220,000	25/06/2022

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: 15/12/2022 17:58

10 Carlyle Street, Ashwood Vic 3147

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 4 2

Property Type: House
Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price
$2,275,000
Median House Price
September quarter 2022: $1,558,250

Comparable Properties



1 Raymond St ASHWOOD 3147 (REI)

4 3 2

Price: $3,115,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments



7 Jingella Av ASHWOOD 3147 (REI)

4 2 2

Price: $2,220,000
Method: Private Sale
Date: 11/11/2022
Property Type: House

Agent Comments



6 Woolert St ASHWOOD 3147 (REI/VG)

4 2 2

Price: $2,220,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

Account - Heavyside

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