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	1/1 Woolert Street, Ashwood Vic 3147

Indicative selling price

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

Range between $1,420,000 & $1,520,000

Median sale price

Median price $1,375,000 Property Type Townhouse Suburb Ashwood

Period - From 10/09/2023 to 09/09/2024 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	1/9 Katta Ct ASHWOOD 3147	$1,500,000	13/07/2024
2	4/37 Ashburn Gr ASHBURTON 3147	$1,515,000	05/07/2024
3	2/7 St Johns Wood Rd MOUNT WAVERLEY 3149	$1,436,000	11/05/2024

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: 10/09/2024 14:56

1/1 Woolert Street, Ashwood Vic 3147

Stan Song
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4 4 2

Property Type: Townhouse (Single)
Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price
$1,420,000 - $1,520,000
Median Townhouse Price
10/09/2023 - 09/09/2024: $1,375,000

Comparable Properties



1/9 Katta Ct ASHWOOD 3147 (REI)

4 3 2

Price: $1,500,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Townhouse (Res)

Agent Comments



4/37 Ashburn Gr ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,515,000
Method: Sold Before Auction
Date: 05/07/2024
Property Type: Townhouse (Res)

Agent Comments



2/7 St Johns Wood Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,436,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)
Land Size: 251 sqm approx

Agent Comments

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