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	38 Carlyle Street, Ashwood Vic 3147

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,605,000 Property Type House Suburb Ashwood

Period - From 01/04/2024 to 30/06/2024 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	74 Argyll St MALVERN EAST 3145	$1,317,500	07/09/2024
2	5 Carlyle St ASHWOOD 3147	$1,460,000	31/08/2024
3	2 Sylvan Cr ASHWOOD 3147	$1,420,000	17/08/2024

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: 20/09/2024 15:22

38 Carlyle Street, Ashwood Vic 3147



3 1 3

Property Type:
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2024: $1,605,000

Comparable Properties



74 Argyll St MALVERN EAST 3145 (REI)

3 2 1

Price: $1,317,500
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



5 Carlyle St ASHWOOD 3147 (REI)

2 1 1

Price: $1,460,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



2 Sylvan Cr ASHWOOD 3147 (REI)

3 1 2

Price: $1,420,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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