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	2/20 George 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 $1,261,750 Property Type Townhouse Suburb Ashwood

Period - From 28/11/2022 to 27/11/2023 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	2/13 Sylvan Cr ASHWOOD 3147	$1,210,000	11/08/2023
2	2/1 Murra Ct ASHWOOD 3147	$1,175,000	06/10/2023
3	30 Mulgrave St ASHWOOD 3147	$1,117,000	02/09/2023

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: 28/11/2023 16:28

2/20 George Street, Ashwood Vic 3147

shelter. Real Estate
Steve Koutsantonis
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3 2 2

Property Type: Townhouse (Res)
Land Size: 456 sqm approx

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
28/11/2022 - 27/11/2023: $1,261,750

Agent Comments

This beautifully crafted single-level brick veneer home, built in 2000, is a harmonious blend of modern comfort and tranquil living, nestled discreetly at the rear of a select two-property enclave. With meticulous maintenance and thoughtful design, it offers a lock-and-leave lifestyle.

Comparable Properties



2/13 Sylvan Cr ASHWOOD 3147 (REI)

3 2 2

Price: $1,210,000
Method: Sold Before Auction
Date: 11/08/2023
Property Type: Unit

Agent Comments



2/1 Murra Ct ASHWOOD 3147 (REI/VG)

3 2 2

Price: $1,175,000
Method: Sold Before Auction
Date: 06/10/2023
Property Type: Unit
Land Size: 264 sqm approx

Agent Comments



30 Mulgrave St ASHWOOD 3147 (REI/VG)

3 2 2

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

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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