

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	5 Kiewa Street, Ashwood Vic 3147
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,488,000	&	\$1,550,000
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**Median sale price**

Median price	\$1,270,000	House	X	Unit		Suburb	Ashwood
Period - From	01/01/2018	to	31/12/2018	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	1/47 Surrey Rd MOUNT WAVERLEY 3149	\$1,588,000	02/01/2019
2	1/4 Wilgra Av ASHBURTON 3147	\$1,550,000	08/12/2018
3	11 Lavender Ct ASHWOOD 3147	\$1,392,000	08/12/2018

**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.

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**Indicative Selling Price**  
\$1,488,000 - \$1,550,000

**Median House Price**  
Year ending December 2018: \$1,270,000



 4  4  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 804 sqm approx  
**Agent Comments**

## Comparable Properties



**1/47 Surrey Rd MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**

 4  -  -

Modern townhouse 4 bed; 3 bath; 2 car on smaller allotment.

**Price:** \$1,588,000  
**Method:** Sale  
**Date:** 02/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



**1/4 Wilgra Av ASHBURTON 3147 (REI/VG)**

**Agent Comments**

 4  3  2

Modern townhouse 4 bed; 3 bath; 2 car on smaller allotment.

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**11 Lavender Ct ASHWOOD 3147 (REI)**

**Agent Comments**

 5  2  2

90's brick home on marginally larger allotment.

**Price:** \$1,392,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 496 sqm approx