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 Douglas Street, Ashwood Vic 3147

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,445,500 Property Type House Suburb Ashwood

Period - From 01/04/2022 to 31/03/2023 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	42 George St ASHWOOD 3147	$1,500,000	06/03/2023
2	37 Edmonds Av ASHWOOD 3147	$1,475,000	24/06/2023
3	27 Salisbury Rd ASHWOOD 3147	$1,412,000	27/05/2023

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: 14/07/2023 11:50

10 Douglas Street, Ashwood Vic 3147

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Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending March 2023: $1,445,500

Comparable Properties



42 George St ASHWOOD 3147 (REI/VG)

3 1 3

Price: $1,500,000
Method: Private Sale
Date: 06/03/2023
Property Type: House (Res)
Land Size: 772 sqm approx

Agent Comments



37 Edmonds Av ASHWOOD 3147 (REI)

3 2 2

Price: $1,475,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House
Land Size: 700 sqm approx

Agent Comments



27 Salisbury Rd ASHWOOD 3147 (REI)

4 1 1

Price: $1,412,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

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