

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

2/4 Hume Court Ashwood VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

3/4 Hume Court Ashwood VIC 3147	\$840,000	24-Aug-19
1/17 Cassinia Avenue Ashwood VIC 3147	\$851,000	05-Jul-19
2/5 Wugga Court Ashwood VIC 3147	\$824,500	22-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 17 October 2019



3/4 Hume Court Ashwood VIC 3147 Sold Price **\$840,000** Sold Date **24-Aug-19**

3 1 2

Distance **0.01km**



1/17 Cassinia Avenue Ashwood VIC 3147 Sold Price **\$851,000** Sold Date **05-Jul-19**

3 2 2

Distance **0.41km**



2/5 Wugga Court Ashwood VIC 3147 Sold Price **\$824,500** Sold Date **22-Jun-19**

3 2 1

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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