





Rooms: **Property Type:** Land Size: 654 sqm **Agent Comments**

Indicative Selling Price \$1,490,000 **Median House Price** March quarter 2017: \$1,346,625

Comparable Properties



1 Leonard St ASHWOOD 3147 (REI)

Price: \$1,503,000 Method: Auction Sale Date: 25/03/2017 Rooms: 4

Property Type: House (Res)

Land Size: 759 sqm

Agent Comments



43 Douglas St ASHWOOD 3147 (REI)

Price: \$1,435,000 Method: Auction Sale Date: 01/04/2017 Rooms: 5

Property Type: Apartment

Land Size: 795 sqm

28 Closter Av ASHWOOD 3147 (REI)







Method: Auction Sale Date: 04/03/2017

Rooms: -

Property Type: House (Res) Land Size: 709 sqm

Agent Comments

Agent Comments

Account - T G Newton & Co | P: 03 9568 8000 | F: 03 9569 9754





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

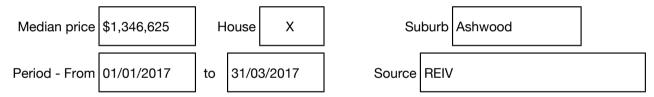
Property offered for sale

Address	118 Morton Road, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Median sale price



Comparable property sales

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
1 Leonard St ASHWOOD 3147	\$1,503,000	25/03/2017
43 Douglas St ASHWOOD 3147	\$1,435,000	01/04/2017
28 Closter Av ASHWOOD 3147		04/03/2017





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