



3   2   2

**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)**

**Agent Comments**

3   1   2

**Price:** \$1,503,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 759 sqm



**43 Douglas St ASHWOOD 3147 (REI)**

**Agent Comments**

4   1   4

**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)**

**Agent Comments**

3   1   2

**Price:**  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 709 sqm

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 118 Morton Road, Ashwood Vic 3147

**Indicative selling price**

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

Single price \$1,490,000

**Median sale price**

Median price \$1,346,625 House X Suburb Ashwood

Period - From 01/01/2017 to 31/03/2017 Source REIV

**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