

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

2/8 Harcourt Street, Ashwood, VIC 3147

Indicative selling price

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

Single price

\$1,600,000

or range between

&

Median sale price

Median price

\$ 950,000

Property type

Unit

Suburb

ASHWOOD

Period - From

09/03/2023

to

08/03/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/7 Myora Court Chadstone Vic 3148	\$1,634,000	2024-02-24
2	28b Cleveland Road Ashwood Vic 3147	\$1,600,000	2023-10-23
3	21a Catalina Avenue Ashburton Vic 3147	\$1,517,000	2024-02-28

This Statement of Information was prepared on: 09/03/2024

