

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

2/26 LAVIDGE ROAD 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

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,133,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/5 HUME COURT ASHWOOD VIC 3147	\$975,000	14-Mar-24
2/3 IAN GROVE BURWOOD VIC 3125	\$1,050,000	17-Aug-23
2/124 POWER AVENUE CHADSTONE VIC 3148	\$990,000	01-Feb-25

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: 14 February 2025



1/5 HUME COURT ASHWOOD VIC 3147

 3  2  1

Sold Price

\$975,000

Sold Date

14-Mar-24

Distance

0.45km



2/3 IAN GROVE BURWOOD VIC 3125

 3  2  1

Sold Price

\$1,050,000

Sold Date

17-Aug-23

Distance

1.43km



2/124 POWER AVENUE CHADSTONE VIC 3148

 3  2  1

Sold Price

^{RS} **\$990,000** ^{UN}

Sold Date

01-Feb-25

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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