

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 ASHWOOD GARDENS MITCHELL PARK VIC 3355

Indicative selling price

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

Single Price

\$399,995

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Mitchell Park

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

73 MCNULTY DRIVE WENDOUREE VIC 3355	\$415,000	23-Jul-24
9 CALDWELL STREET MITCHELL PARK VIC 3355	\$406,000	27-Aug-24
6A HAZEL ROAD WENDOUREE VIC 3355	\$410,000	19-Nov-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 October 2024

McGrath

Narelle Smith

M 0407510177

E NarelleSmith@mcgrath.com.au



**73 MCNULTY DRIVE WENDOUREE
VIC 3355**

Sold Price

\$415,000

Sold Date

23-Jul-24



3



2



2

Distance

1.25km



**9 CALDWELL STREET MITCHELL
PARK VIC 3355**

Sold Price

\$406,000

Sold Date

27-Aug-24



3



1



-

Distance

0.69km



**6A HAZEL ROAD WENDOUREE VIC
3355**

Sold Price

\$410,000

Sold Date

19-Nov-23



2



2



1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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