

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
2/6 Electra Avenue 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 \$760,000 & \$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$777,000 *House *Unit X Suburb Ashwood
Period-from 01 Aug 2018 to 31 Jul 2019 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
1/15-17 Teck Street Ashwood VIC 3147	\$875,000	02-Aug-19
3/23 Jordan Street Ashwood VIC 3147	\$791,000	15-Jul-19
1/6 Electra Avenue Ashwood VIC 3147	\$765,000	13-Jul-19

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.~~

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1/15-17 Teck Street Ashwood VIC 3147

3 2 2

Sold Price

^{RS} **\$875,000**

Sold Date **02-Aug-19**

Distance **0.22km**



3/23 Jordan Street Ashwood VIC 3147

3 2 1

Sold Price

^{RS} **\$791,000**

Sold Date **15-Jul-19**

Distance **0.32km**



1/6 Electra Avenue Ashwood VIC 3147

2 2 1

Sold Price

^{RS} **\$765,000** ^{UN}

Sold Date **13-Jul-19**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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