

## 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

2/3 MURRA COURT ASHWOOD VIC 3147

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$958,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/26 TECK STREET ASHWOOD VIC 3147	\$1,175,000	20-Mar-21
1/4 YILEEN COURT ASHWOOD VIC 3147	\$1,153,000	29-Oct-21
1/13 YOORALLA STREET ASHWOOD VIC 3147	\$1,200,000	18-Dec-21

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: 26 April 2022



**2/26 TECK STREET ASHWOOD VIC 3147** Sold Price **\$1,175,000** Sold Date **20-Mar-21**

 4  3  2

Distance -



**1/4 YILEEN COURT ASHWOOD VIC 3147** Sold Price **\$1,153,000** Sold Date **29-Oct-21**

 3  2  2

Distance **0.38km**



**1/13 YOORALLA STREET ASHWOOD VIC 3147** Sold Price **\$1,200,000** Sold Date **18-Dec-21**

 2  3  1

Distance **0.38km**



**1/76 HIGH STREET ROAD ASHWOOD VIC 3147** Sold Price **\$1,020,000** Sold Date **16-Feb-21**

 4  3  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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