

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 8 Electra Avenue, Ashwood, VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,365,000 Property type House Suburb ASHWOOD

Period - From 03/04/2021 to 30/09/2021 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 24 Electra Avenue Ashwood Vic 3147	\$1,378,000	2021-08-05
2 35 Cleveland Road Ashwood Vic 3147	\$1,370,007	2021-07-22
3 5 Oak Hill Road Mount Waverley Vic 3149	\$1,400,000	2021-05-13

This Statement of Information was prepared on: 30/09/2021

