

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

19B Electra Avenue, Ashwood, VIC 3147

Indicative selling price

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

Range between

\$1,050,000

&

\$1,155,000

Median sale price

Median price

1,177,500

Property Type

Unit

Suburb

ASHWOOD

Period - From

28/05/2024

to

27/11/2024

Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 2/2 Leonard Street Ashwood Vic 3147	\$1,085,000	2024-10-19
2 1/17 Cassinia Avenue Ashwood Vic 3147	\$1,170,000	2024-09-02
3 1/23 Yertchuk Avenue Ashwood Vic 3147	\$1,000,000	2024-10-26

This Statement of Information was prepared on:

28/11/2024