

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

1/26 Teck Street, Ashwood, VIC 3147

Indicative selling price

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

Single price

or range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$

Property type

Other

Suburb

ASHWOOD

Period - From

13/02/2023

to

12/02/2024

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	2/20 George Street Ashwood Vic 3147	\$1,100,000	2023-12-18
2	3/47 Surrey Road Mount Waverley Vic 3149	\$1,282,500	2023-12-22
3	26b Cassinia Avenue Ashwood Vic 3147	\$1,256,000	2023-09-01

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on:

13/02/2024