

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	38 Winbirra Parade, Ashwood, VIC 3147
---------------------------------------------	---------------------------------------

Indicative selling price

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

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

Median sale price

Median price	\$ 1,551,000	Property type	House	Suburb	ASHWOOD
Period - From	17/06/2023	to	16/06/2024	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	4 Sunderland Avenue Ashburton Vic 3147	\$1,460,000	2024-01-14
2	9 Electra Avenue Ashwood Vic 3147	\$1,420,000	2024-02-24
3	45 Montpellier Road Ashwood Vic 3147	\$1,415,800	2024-04-25

This Statement of Information was prepared on: 17/06/2024

