

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

30 Cassinia Avenue, Ashwood, VIC 3147

Indicative selling price

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

Single price

or range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,250,000

Property type

House

Suburb

ASHWOOD

Period - From

29/08/2020

to

25/02/2021

Source

CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 31 Lavidge Road Ashwood	\$1,350,100	01/01/2021
2 28 Yertchuk Avenue Ashwood	\$1,580,000	05/12/2020
3 26 Edmonds Avenue Ashwood	\$1,370,000	28/11/2020

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 six months.~~

This Statement of Information was prepared on:

25/02/2021