

# 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 JINGELLA AVENUE ASHWOOD VIC 3147

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price  or range between  \$1,790,000 &  \$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$1,495,000 Property type  House Suburb  Ashwood  
Period-from  01 Dec 2023 to  30 Nov 2024 Source  Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 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
25 BOLWARRA STREET CHADSTONE VIC 3148	\$1,820,000	17-Oct-24
21 BARNES AVENUE BURWOOD VIC 3125	\$1,721,000	09-Nov-24
16 BENTHAM COURT BURWOOD VIC 3125	\$1,780,000	23-Oct-24

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 6 months:-

This Statement of Information was prepared on: 09 December 2024



**25 BOLWARRA STREET  
CHADSTONE VIC 3148**

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Sold Price **\$1,820,000** Sold Date **17-Oct-24**

Distance **0.9km**



**21 BARNES AVENUE BURWOOD  
VIC 3125**

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Sold Price **<sup>RS</sup>\$1,721,000** Sold Date **09-Nov-24**

Distance **1.86km**



**16 BENTHAM COURT BURWOOD  
VIC 3125**

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Sold Price **<sup>RS</sup>\$1,780,000** Sold Date **23-Oct-24**

Distance **1.75km**

**RS = Recent sale      UN = Undisclosed Sale**

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