

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

2/46 Edmonds Avenue, Ashwood, VIC 3147

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,380,000

or range between

&

Median sale price

Median price

\$ 998,000

Property type

Unit

Suburb

ASHWOOD

Period - From

24/06/2023

to

23/06/2024

Source

core\_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/87 Ashwood Drive Ashwood Vic 3147	\$1,416,000	2024-06-14
2	2/87 Ashwood Drive Ashwood Vic 3147	\$1,403,000	2024-05-02
3	5/1 Montrose Street, Ashwood, Vic 3147	\$1,375,000	2024-06-22

This Statement of Information was prepared on: 24/06/2024

