

# 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

3/2 Arilpa Court, Ashwood, VIC 3147

### Indicative selling price

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

Single price \$950,000

or range between

&

### Median sale price

Median price

\$972,500

Property type

Unit

Suburb

ASHWOOD

Period - From

23/06/2021

to

20/12/2021

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 Winbirra Parade Ashwood Vic 3147 | \$967,000 | 2021-10-20   |
| 2                              | 1/3 Jordan Street Ashwood Vic 3147    | \$925,000 | 2021-11-06   |
| 3                              | 2/25 Parkhill Drive Ashwood Vic 3147  | \$900,000 | 2021-12-05   |

This Statement of Information was prepared on: 20/12/2021