

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 23 Station Avenue, Ashwood, VIC 3147

Indicative selling price

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

Single price \$1,200,000

or range between

&

Median sale price

Median price \$1,510,000

Property type House

Suburb ASHWOOD

Period - From 02/09/2022

to

01/09/2023

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	48 Winbirra Parade Ashwood Vic 3147	\$1,070,000	2023-03-25
2	12 Jingella Avenue Ashwood Vic 3147	\$1,085,000	2023-03-20
3	6 Railway Parade South Chadstone Vic 3148	\$1,200,000	2023-05-27

This Statement of Information was prepared on: 02/09/2023

