

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

205/151 Huntingdale Road, Ashwood Vic 3147

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Ashwood

Period - From 11/10/2023 to 10/10/2024 Source REIV

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 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	224/70 Batesford Rd CHADSTONE 3148	\$440,000	22/07/2024
2	211/260 Burwood Hwy BURWOOD 3125	\$490,000	20/05/2024
3	303/8 Power Av ASHWOOD 3147	\$462,000	20/04/2024

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:

11/10/2024 10:39



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
11/10/2023 - 10/10/2024: \$755,000

Comparable Properties



224/70 Batesford Rd CHADSTONE 3148 (REI) Agent Comments



Price: \$440,000
Method: Private Sale
Date: 22/07/2024
Property Type: Unit



211/260 Burwood Hwy BURWOOD 3125 (REI/VG) Agent Comments



Price: \$490,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment



303/8 Power Av ASHWOOD 3147 (REI/VG) Agent Comments



Price: \$462,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit