

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

3/46 Edmonds Avenue, Ashwood, VIC 3147

Indicative selling price

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

Single price

or range between

\$950,000

&

\$990,000

Median sale price

Median price

\$ 950,000

Property type

Unit

Suburb

ASHWOOD

Period - From

30/05/2023

to

29/05/2024

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	2/14 Gooyong Avenue Chadstone Vic 3148	\$\$950,000	2024-05-06
2	1/5 Hume Court Ashwood Vic 3147	\$\$975,000	2024-03-14
3	3/14 Stephens Street Burwood Vic 3125	\$\$950,000	2024-02-02

This Statement of Information was prepared on:

30/05/2024