

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

4 Electra Avenue, Ashwood Vic 3147

Indicative selling price

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

Single price

\$1,435,000

Median sale price

Median price

\$1,355,050

Property Type

House

Suburb

Ashwood

Period - From

05/07/2020

to

04/07/2021

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	26 Jordan St ASHWOOD 3147	\$1,390,000	26/06/2021
2	23 Teck St ASHWOOD 3147	\$1,433,500	22/05/2021
3			

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:

05/07/2021 15:04