

## 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

2/32 Winbirra Parade Ashwood VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

1/6 Murra Court Ashwood VIC 3147	\$965,000	11-Feb-21
1/14 Allambi Street Ashwood VIC 3147	\$837,000	23-Oct-20
3/15 May Park Avenue Ashwood VIC 3147	\$765,000	13-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 18 March 2021



1/6 Murra Court Ashwood VIC 3147 Sold Price <sup>RS</sup> \$965,000 Sold Date 11-Feb-21

 3  2  2

Distance 0.19km



1/14 Allambi Street Ashwood VIC 3147 Sold Price \$837,000 Sold Date 23-Oct-20

 3  1  1

Distance 0.37km



3/15 May Park Avenue Ashwood VIC 3147 Sold Price <sup>RS</sup> \$765,000 Sold Date 13-Mar-21

 3  1  1

Distance 0.47km

RS = Recent sale

UN = Undisclosed Sale

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