

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 54 Silver Ash Avenue, Ashwood, VIC 3147

Indicative selling price

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

Single price \$1,830,000 or range between &

Median sale price

Median price \$1,551,000 Property type House Suburb ASHWOOD
Period - From 02/03/2023 to 01/03/2024 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	6 Montrose Street Ashwood Vic 3147	\$1,850,000	2023-10-21
2	5 Kanooka Avenue Ashwood Vic 3147	\$1,710,000	2023-10-28
3	6 Bauer Court Burwood Vic 3125	\$1,810,000	2024-02-26

This Statement of Information was prepared on: 02/03/2024

