

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

1/39 BARRINGTON DRIVE ASHWOOD VIC 3147

Indicative selling price

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

Single Price

\$1,275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,066,500

Property type

Unit

Suburb

Ashwood

Period-from

01 Jan 2024

to

31 Dec 2024

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

50 EDMONDS AVENUE ASHWOOD VIC 3147	\$1,245,000	07-Sep-24
2/46 EDMONDS AVENUE ASHWOOD VIC 3147	\$1,350,000	24-Jul-24
1/44 LEOPOLD STREET BURWOOD VIC 3125	\$1,297,500	11-Dec-24

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: 14 January 2025



**50 EDMONDS AVENUE ASHWOOD
VIC 3147**

Sold Price

\$1,245,000

Sold Date

07-Sep-24



3



2



2

Distance

0.21km



**2/46 EDMONDS AVENUE
ASHWOOD VIC 3147**

Sold Price

\$1,350,000

Sold Date

24-Jul-24



3



3



2

Distance

0.23km



**1/44 LEOPOLD STREET BURWOOD
VIC 3125**

Sold Price

^{RS} **\$1,297,500** ^{UN}

Sold Date

11-Dec-24



3



2



2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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