

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

1/8 Silver Ash Avenue, Ashwood, VIC 3147

Indicative selling price

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

Single price

\$1,250,000

or range between

&

Median sale price

Median price

\$ 925,000

Property type

Unit

Suburb

ASHWOOD

Period - From

03/04/2022

to

02/04/2023

Source

core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	12a Lavidge Road Ashwood Vic 3147	\$1,140,000	2022-10-20
2	2/25 Lynden Grove Mount Waverley Vic 3149	\$1,186,000	2022-11-04
3			

This Statement of Information was prepared on:

03/04/2023

