

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

1/18 TEMPLE STREET 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,116,500

Property type

Unit

Suburb

Ashwood

Period-from

01 Aug 2023

to

31 Jul 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

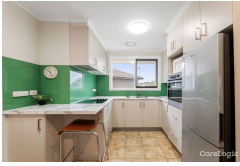
Date of sale

Address of comparable property	Price	Date of sale
9/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$680,000	05-Jun-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: 15 August 2024



9/2-12 TEMPLE STREET ASHWOOD Sold Price
VIC 3147

^{RS} \$680,000 Sold Date 05-Jun-24

 2  1  1

Distance 0.1km

RS = Recent sale UN = Undisclosed Sale

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