

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

33 Silver Ash Avenue, Ashwood VIC 3147

Indicative selling price

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

Range between

\$1,650,000

&

\$1,800,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Ashwood

Period - From

17/08/2024

to

16/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
50 Silver Ash Avenue Ashwood VIC 3147	\$1,740,000	14/09/2024
15 Silver Ash Avenue, Ashwood VIC 3147	\$1,718,000	15/02/2025
5 Station Avenue Ashwood VIC 3147	\$1,868,000	23/11/2024

This Statement of Information was prepared on:

17/02/2025