

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

7/44-46 HIGH STREET ROAD 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/1 MYORA COURT CHADSTONE VIC 3148	\$638,000	13-Apr-23
1/1 MYORA COURT CHADSTONE VIC 3148	\$670,000	13-Apr-23
22/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$725,000	25-Mar-23

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 2023



4/1 MYORA COURT CHADSTONE VIC 3148

2 1 1

Sold Price

\$638,000

Sold Date

13-Apr-23

Distance

0.96km



1/1 MYORA COURT CHADSTONE VIC 3148

2 1 1

Sold Price

\$670,000

Sold Date

13-Apr-23

Distance

0.98km



22/2-12 TEMPLE STREET ASHWOOD VIC 3147

2 1 1

Sold Price

\$725,000

Sold Date

25-Mar-23

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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