



Statement of Information

Section 47AF of the Estate Agents Act 1980

52 Winbirra Parade
Ashwood VIC 3147

Indicative selling price

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

\$1,275,000 - \$1,400,000

Median sale price

\$1,460,000

Median **House** price for **Ashwood** from **Corelogic** from the 01/03/2021 – 28/02/2022.

Comparable Property Sales

112 Argyll Street, Malvern East VIC 3145	\$1,350,000	Sold 13 th of October 2022
5 Waverley Road, Chadstone VIC 3148	\$1,362,000	Sold 25 th of February 2023
9 Torquay Avenue, Chadstone VIC 3148	\$1,346,000	Sold 19 th of November 2022

House



3 Bed



2 Bath

Harcourts First
314 Stephenson's Road
Mount Waverley VIC 3149

Harcourts

This Statement of Information was prepared on: 14th of March 2023