

# 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

2/46 Cassinia Avenue, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$740,000

### Median sale price

Median price \$1,095,000 Property Type Unit Suburb Ashwood

Period - From 01/10/2022 to 31/12/2022 Source REIV

### 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 six 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
1	1/46 Cassinia Av ASHWOOD 3147	\$785,000	24/11/2022
2	8/12 Surrey Rd MOUNT WAVERLEY 3149	\$715,000	11/12/2022
3	18/2-12 Temple St ASHWOOD 3147	\$660,000	18/11/2022

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 six months.~~

This Statement of Information was prepared on:

07/02/2023 15:00



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## 2/46 Cassinia Avenue, Ashwood

### Additional information

Council Rates: \$1,251.40 pa (approx.)  
General Residential Zone – Schedule 3  
Built early 1990's

Large lounge/dining space  
Functional kitchen with gas cooking  
Adjoining meals/family to kitchen  
Three bedrooms with built in robes  
Family bathroom with bath and shower  
Separate toilet  
Good-sized laundry  
Outdoor dining and large grass area  
Shed storage  
Gas ducted heating  
Air-conditioner in living room  
Single carport with extra space behind for second car

### Internal / external size

Land size: 263sqm approx.

### Rental Estimate

\$410-\$440 per week based on current market conditions



**Jackie Mooney**  
0401 137 901



**Cameron Way**  
0418 352 380

### Close proximity to

#### Schools

Park Hill Primary School (zoned 0.22km)  
Essex Heights Primary School (0.72km)  
Ashwood High School (zoned - 0.38km)  
Mount Waverley Secondary College (2.5km)  
Presbyterian Ladies College (2.6km)  
Deakin University (2.3km)

#### Shops

Woolworths Ashwood, Warrigal Road (2.0km)  
Burwood Brickworks, Middleborough Road (4.1km)  
Chadstone Shopping Centre, Warrigal Road (5.0km)  
The Glen Shopping Centre, Springvale Road (5.5km)  
Burwood One Shopping Centre, Burwood Hwy (5.9km)

#### Parks

Parkhill Reserve – playground (500m)  
Gardiner's Creek Trail (1.0km)  
Essex Heights Reserve (1.0km)

#### Transport

Jordanville train station (1.3km)  
Holmesglen train station (3.1km)  
Bus 767 – Southland to Box Hill, Huntingdale Rd (750m)  
Bus 734 – Glen Iris to Glen Waverley, High St Rd (350m)

#### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

#### Settlement

30/60 days or any other such terms that have been agreed to in writing

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

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