

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

13A MITCHELL AVENUE 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

\$955,000

&

\$1,055,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

Ashwood

Period-from

01 Jan 2024

to

31 Dec 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

3/35 BURTON STREET CHADSTONE VIC 3148	\$975,000	29-Jun-24
26C RAYMOND STREET ASHWOOD VIC 3147	\$1,040,000	04-Nov-24
2/5 YUNKI COURT ASHWOOD VIC 3147	\$960,000	26-Oct-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: 31 January 2025



**3/35 BURTON STREET
CHADSTONE VIC 3148**

 3  2  1

Sold Price

\$975,000

Sold Date **29-Jun-24**

Distance

0.4km



**26C RAYMOND STREET ASHWOOD
VIC 3147**

 3  3  1

Sold Price

\$1,040,000

Sold Date **04-Nov-24**

Distance

0.66km



**2/5 YUNKI COURT ASHWOOD VIC
3147**

 3  2  1

Sold Price

\$960,000

Sold Date **26-Oct-24**

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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