

# 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

36 Teck Street, 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Ashwood

Period - From

18/08/2024

to

17/02/2025

Source

core\_logic

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

**A\*** These are the three properties sold within two kilometres of the property of the sale in the last six 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
1 Delta Avenue Ashwood VIC 3147	\$1,150,000	03/12/2024
17 Jingella Avenue Ashwood VIC 3147	\$1,346,000	26/10/2024
27 Raymond St ASHWOOD Vic3147	\$1,350,000	23/11/2024

This Statement of Information was prepared on:

18/02/2025