

## 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

26 Edmonds 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)

Single price

or range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,215,000

Property type

House

Suburb

ASHWOOD

Period - From

02/05/2020

to

02/11/2020

Source

CoreLogic

### Comparable property sales

**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 31 Sixth Avenue Burwood	\$1,313,000	28/10/2020
2 35 Morton Road Burwood	\$1,180,000	14/10/2020
3 44 Haig Street Burwood	\$1,256,000	12/05/2020

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:

02/11/2020