

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 1/46 Cassinia Avenue, Ashwood, VIC 3147

Indicative selling price

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

Single price \$785,000 or range between &

Median sale price

Median price \$940,000 Property type Unit Suburb ASHWOOD
Period - From 09/11/2021 to 08/11/2022 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 3/2-4 Queens Parade Ashwood Vic 3147	\$785,000	2022-07-30
2 2/17 Edwards Street Burwood Vic 3125	\$784,000	2022-09-03
3		

This Statement of Information was prepared on: 09/11/2022

