

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

24 Electra Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,324,000

Property Type House

Suburb Ashwood

Period - From 27/05/2020

to 26/05/2021

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	13 May Park Av ASHWOOD 3147	\$1,333,000	10/04/2021
2	23 Salisbury Rd ASHWOOD 3147	\$1,271,000	13/03/2021
3	51 Salisbury Rd ASHWOOD 3147	\$1,250,000	09/01/2021

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:

27/05/2021 10:40



 3  1  2

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
27/05/2020 - 26/05/2021: \$1,324,000

Comparable Properties



13 May Park Av ASHWOOD 3147 (REI)

Agent Comments

 3  2  2

Price: \$1,333,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 469 sqm approx



23 Salisbury Rd ASHWOOD 3147 (REI)

Agent Comments

 4  1  1

Price: \$1,271,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 634 sqm approx



51 Salisbury Rd ASHWOOD 3147 (REI)

Agent Comments

 4  1  2

Price: \$1,250,000
Method: Private Sale
Date: 09/01/2021
Property Type: House
Land Size: 655 sqm approx