Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address	24 Electra Avenue, Ashwood Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,324,000	Pro	perty Type	House		Suburb	Ashwood
Period - From	27/05/2020	to	26/05/2021	i i	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.

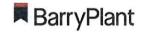
Address of comparable property		Price	Date of sale
1	13 May Park Av ASHWOOD 3147	\$1,333,000	10/04/2021
2	23 Salisbury Rd ASHWOOD 3147	\$1,271,000	13/03/2021
3	51 Salisbury Rd ASHWOOD 3147	\$1,250,000	09/01/2021

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
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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)





Price: \$1,333,000 Method: Auction Sale Date: 10/04/2021

Property Type: House (Res) Land Size: 469 sqm approx Agent Comments



23 Salisbury Rd ASHWOOD 3147 (REI)

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Price: \$1,271,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res) Land Size: 634 sqm approx Agent Comments



51 Salisbury Rd ASHWOOD 3147 (REI)





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

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



