Statement of Information Single residential property located in the Melbourne metropolitan area

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Section 47AF of the Estate Agents Act 1980

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Address ourb and 1 oostcode	12/8 Powe	r Avenue	e, Ashwood, VI	C 3147			
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gle price		or	range between	\$580,000		&	\$620,000
price							
\$913,500		Proper	ty type Unit		Suburb	ASHWOOD	
16/01/2023	3 to	15/01/202	24 Source	core_logic	:		
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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.

Ad	Idress of comparable property	Price	Date of sale
1	212/8 Power Avenue Ashwood Vic 3147	\$616,000	2024-01-16
2			
3			

This Statement of Information was prepared on: 16/01/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.