

# 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

2/2 Cudgee Court, 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

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$ 980,000

Property type

Unit

Suburb

ASHWOOD

Period - From

18/05/2021

to

18/05/2022

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	2/56 Cassinia Avenue Ashwood Vic 3147	\$1,395,000	2022-02-26
2	2/10 Murra Court Ashwood Vic 3147	1,260,000	2022-02-26
3	2/10 Parkhill Drive Ashwood Vic 3147	\$1,355,000	2021-11-08

This Statement of Information was prepared on:

18/05/2022

