

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

3 Yunki Court, Ashwood Vic 3147

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,605,000

Property Type

House

Suburb

Ashwood

Period - From

01/04/2024

to

30/06/2024

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	7 Salisbury Rd ASHWOOD 3147	\$1,320,000	21/06/2024
2	45 Montpellier Rd ASHWOOD 3147	\$1,415,800	25/04/2024
3	37 Yertchuk Av ASHWOOD 3147	\$1,375,000	26/03/2024

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:

01/08/2024 11:09



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Property Type: House (Previously Occupied - Detached)

Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2024: \$1,605,000

Comparable Properties



7 Salisbury Rd ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,320,000

Method: Private Sale

Date: 21/06/2024

Property Type: House

Land Size: 669 sqm approx



45 Montpelier Rd ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 1

Price: \$1,415,800

Method: Private Sale

Date: 25/04/2024

Property Type: House

Land Size: 726 sqm approx



37 Yertchuk Av ASHWOOD 3147 (REI)

Agent Comments

3 1 4

Price: \$1,375,000

Method: Private Sale

Date: 26/03/2024

Property Type: House (Res)

Land Size: 799 sqm approx