

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

2/14 HARCOURT STREET ASHWOOD VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

2/3 MITCHELL AVENUE ASHWOOD VIC 3147	\$998,000	11-Oct-23
1/2 ALLISTER STREET MOUNT WAVERLEY VIC 3149	\$950,000	08-Oct-23
1/29 VISION STREET CHADSTONE VIC 3148	\$1,000,000	18-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 01 December 2023



**2/3 MITCHELL AVENUE ASHWOOD
VIC 3147**

 3  2  1

Sold Price

^{RS} **\$998,000**

Sold Date

11-Oct-23

Distance

0.33km



**1/2 ALLISTER STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price

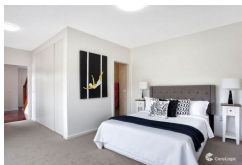
^{RS} **\$950,000** ^{UN}

Sold Date

08-Oct-23

Distance

1.12km



**1/29 VISION STREET CHADSTONE
VIC 3148**

 3  2  2

Sold Price

^{RS} **\$1,000,000**

Sold Date

18-Nov-23

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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