

## 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

1/5 Yunki 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/5 Karrin Court Ashwood VIC 3147	\$967,500	26-Nov-21
2/20 Winbirra Parade Ashwood VIC 3147	\$967,000	20-Oct-21
1/14 Yooralla Street Ashwood VIC 3147	\$920,522	18-Oct-21

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: 04 February 2022



**2/5 Karrin Court Ashwood VIC 3147** Sold Price **\$967,500** Sold Date **26-Nov-21**

3 2 1

Distance **0.21km**



**2/20 Winbirra Parade Ashwood VIC 3147** Sold Price **\$967,000** Sold Date **20-Oct-21**

3 1 1

Distance **0.34km**



**1/14 Yooralla Street Ashwood VIC 3147** Sold Price **\$920,522** Sold Date **18-Oct-21**

3 2 2

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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