

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 39 Yertchuk Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,398,888 Property Type House Suburb Ashwood

Period - From 01/10/2024 to 31/12/2024 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	12 Maroondah Rd ASHWOOD 3147	\$1,550,000	15/10/2024
2	5 Edmonds Av ASHWOOD 3147	\$1,560,000	07/09/2024
3	9 Ian Gr BURWOOD 3125	\$1,521,000	13/08/2024

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: 04/02/2025 14:33



4 bedrooms, 1 bathroom, 2 cars

Property Type: Divorce/Estate/Family Transfers
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2024: \$1,398,888

Comparable Properties



12 Maroondah Rd ASHWOOD 3147 (REI/VG)

Agent Comments

4 bedrooms, 1 bathroom, 2 cars

Price: \$1,550,000
Method: Private Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 727 sqm approx



5 Edmonds Av ASHWOOD 3147 (REI/VG)

Agent Comments

4 bedrooms, 2 bathrooms, 3 cars

Price: \$1,560,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 710 sqm approx



9 Ian Gr BURWOOD 3125 (REI/VG)

Agent Comments

4 bedrooms, 2 bathrooms, 3 cars

Price: \$1,521,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 608 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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