

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

309/8 POWER AVENUE 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,116,500

Property type

Unit

Suburb

Ashwood

Period-from

01 Aug 2023

to

31 Jul 2024

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

212/8 POWER AVENUE ASHWOOD VIC 3147	\$616,000	02-Jan-24
112/8 POWER AVENUE ASHWOOD VIC 3147	\$613,228	14-Feb-24
211/8 POWER AVENUE ASHWOOD VIC 3147	\$550,000	03-Mar-24

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: 16 August 2024



212/8 POWER AVENUE ASHWOOD VIC 3147 Sold Price **\$616,000** Sold Date **02-Jan-24**

 2  2  1

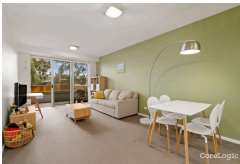
Distance **0.01km**



112/8 POWER AVENUE ASHWOOD VIC 3147 Sold Price **\$613,228** Sold Date **14-Feb-24**

 2  2  -

Distance **0km**



211/8 POWER AVENUE ASHWOOD VIC 3147 Sold Price **\$550,000** Sold Date **03-Mar-24**

 2  2  1

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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