Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single price Or range between \$1,400,000 & \$1,450,000 Median sale price Median price \$1,251,000 Property type House Suburb ASHWOOD Period - From \$12/11/2020 to \$11/05/2021 Source CoreLogic Comparable property sales 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 114 Leonard Street Ashwood \$1,475,000 17/04/2021 2 25 Silver Ash Avenue Ashwood \$1,435,000 15/04/2021 3 54 Cassinia Avenue Ashwood \$1,389,000 10/04/2021 Or 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: \$11/05/2021	Property offe	red fo	r sale								
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