

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

1/2 Yunki Court, Ashwood Vic 3147

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,517,500

Property Type

House

Suburb

Ashwood

Period - From

01/04/2023

to

30/06/2023

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	28A Amaroo St CHADSTONE 3148	\$1,715,000	04/06/2023
2	5a Orford Rd ASHBURTON 3147	\$1,700,000	19/08/2023
3	1/9 Barrington Dr ASHWOOD 3147	\$1,651,800	23/08/2023

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:

25/09/2023 17:47

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Indicative Selling Price

\$1,695,000

Median House Price

June quarter 2023: \$1,517,500



4 3 2

Property Type: Townhouse

Land Size: 371 sqm approx

Agent Comments

Comparable Properties

28A Amaroo St CHADSTONE 3148 (VG)

Agent Comments

4 - -

Price: \$1,715,000

Method: Sale

Date: 04/06/2023

Property Type: House (Res)

Land Size: 326 sqm approx



5a Orford Rd ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Land Size: 400 sqm approx



1/9 Barrington Dr ASHWOOD 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,651,800

Method: Sold Before Auction

Date: 23/08/2023

Property Type: House (Res)