

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

1/7 CONDAH COURT 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Jun 2024

to

31 May 2025

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

2/7 CONDAH COURT ASHWOOD VIC 3147	\$729,000	10-May-25
23/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$700,000	15-Mar-25
1/21-25 SHAW STREET ASHWOOD VIC 3147	\$723,000	14-Mar-25

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: 11 June 2025



2/7 CONDAH COURT ASHWOOD VIC 3147

2 1 1

Sold Price

^{RS} **\$729,000** Sold Date **10-May-25**

Distance **0km**



23/2-12 TEMPLE STREET ASHWOOD VIC 3147

2 1 1

Sold Price

\$700,000 Sold Date **15-Mar-25**

Distance **1.51km**



1/21-25 SHAW STREET ASHWOOD VIC 3147

2 1 1

Sold Price

^{RS} **\$723,000** Sold Date **14-Mar-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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