

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

2/58 HIGH STREET ROAD 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

\$799,000

&

\$878,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

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

1/4 EUROKA STREET CHADSTONE VIC 3148	\$815,000	22-May-24
2/48 AMAROO STREET CHADSTONE VIC 3148	\$899,500	07-Feb-24
1/135 HIGH STREET ROAD ASHWOOD VIC 3147	\$918,888	21-Jun-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: 02 August 2024



**1/4 EUROKA STREET CHADSTONE
VIC 3148**

Sold Price

^{RS} **\$815,000** ^{UN}

Sold Date **22-May-24**

3 2 1

Distance **1.37km**



**2/48 AMAROO STREET
CHADSTONE VIC 3148**

Sold Price

\$899,500

Sold Date **07-Feb-24**

3 2 1

Distance **1.56km**



**1/135 HIGH STREET ROAD
ASHWOOD VIC 3147**

Sold Price

^{RS} **\$918,888** ^{UN}

Sold Date **21-Jun-24**

3 3 1

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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