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

20 RAILWAY 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	\$1,300,000	&	\$1,400,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,490,000	Prop	erty type		House	Suburb	Ashwood	
Period-from	01 May 2024	to	30 Apr 2	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
9 ELECTRA AVENUE ASHWOOD VIC 3147	\$1,420,000	24-Feb-24
11 TECK STREET ASHWOOD VIC 3147	\$1,560,000	27-Apr-24
33 JORDAN STREET ASHWOOD VIC 3147	\$1,300,000	16-Nov-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: 13 May 2025





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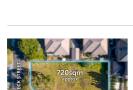
9 ELECTRA AVENUE ASHWOOD **VIC 3147**

Sold Price

\$1,420,000 Sold Date **24-Feb-24**

Distance

0.09km



11 TECK STREET ASHWOOD VIC 3147

Sold Price

\$1,560,000 Sold Date 27-Apr-24

Distance

0.12km



33 JORDAN STREET ASHWOOD

Sold Price

\$1,300,000 Sold Date 16-Nov-24

Distance

0.46km

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RS = Recent sale

UN = Undisclosed Sale

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