

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

luxury townhome no body corp. 4 bedrooms 3 bathrooms double
lock up garage 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

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Feb 2023

to

31 Jan 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

2/5 HARCOURT STREET ASHWOOD VIC 3147	\$1,580,000	16-Jun-23
2/5 HARCOURT STREET ASHWOOD VIC 3147	\$1,580,000	16-Jun-23
28B CLEVELAND ROAD ASHWOOD VIC 3147	\$1,600,000	23-Oct-23

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: 28 February 2024


**2/5 HARCOURT STREET
ASHWOOD VIC 3147**
 4
  3
  2

 Sold Price **\$1,580,000** Sold Date **16-Jun-23**

 Distance **0.13km**

 4
  3
  2

 Sold Price Sold Date **16-Jun-23**

 Distance **0.14km**

**28B CLEVELAND ROAD
ASHWOOD VIC 3147**
 4
  3
  2

 Sold Price **\$1,600,000** Sold Date **23-Oct-23**

 Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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