

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

1/1 MURRA 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

\$950,000

&

\$1,045,000

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

1/29 VISION STREET CHADSTONE VIC 3148	\$1,000,000	17-Nov-23
1B/12 ATKINSON STREET CHADSTONE VIC 3148	\$1,025,000	21-Oct-23
6/32 ADRIAN STREET CHADSTONE VIC 3148	\$950,000	15-Nov-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: 21 February 2024



1/29 VISION STREET CHADSTONE
VIC 3148

Sold Price

\$1,000,000

Sold Date

17-Nov-23

 3  2  2

Distance

0.82km



1B/12 ATKINSON STREET
CHADSTONE VIC 3148

Sold Price

\$1,025,000

Sold Date

21-Oct-23

 3  2  2

Distance

1.46km



6/32 ADRIAN STREET CHADSTONE
VIC 3148

Sold Price

^{RS} **\$950,000** ^{UN}

Sold Date

15-Nov-23

 3  2  2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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