

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

1/13 Kanooka Avenue, Ashwood, VIC 3147
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

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 or range between

\$1,250,000

 &

\$1,375,000

Median sale price

Median price

\$ 998,000

 Property type

Unit

 Suburb

ASHWOOD

Period - From

21/06/2023

 to

20/06/2024

 Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/7 Katta Court Ashwood Vic 3147	\$1,222,000	2024-02-24
2	1/26 Teck Street Ashwood Vic 3147	\$1,295,000	2024-02-25
3	1/7 Vannam Drive Ashwood Vic 3147	\$1,385,000	2024-02-27

This Statement of Information was prepared on:

21/06/2024

