

## 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

1/58 HIGH STREET ROAD ASHWOOD VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Mar 2023

to

29 Feb 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

3/100 VICTORY BOULEVARD ASHBURTON VIC 3147	\$1,325,000	21-Oct-23
1/7 KATTA COURT ASHWOOD VIC 3147	\$1,222,000	24-Feb-24
1/53 SALISBURY ROAD ASHWOOD VIC 3147	\$1,310,000	11-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: 11 March 2024

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**3/100 VICTORY BOULEVARD  
ASHBURTON VIC 3147**

3 2 2

Sold Price **\$1,325,000** Sold Date **21-Oct-23**

Distance **0.77km**



**1/7 KATTA COURT ASHWOOD VIC  
3147**

3 2 2

Sold Price <sup>RS</sup> **\$1,222,000** Sold Date **24-Feb-24**

Distance **0.85km**



**1/53 SALISBURY ROAD ASHWOOD  
VIC 3147**

3 2 2

Sold Price **\$1,310,000** Sold Date **11-Nov-23**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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