

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

1/9 Katta Court, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,297,500 Property Type Townhouse Suburb Ashwood

Period - From 26/04/2023 to 25/04/2024 Source REIV

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 six 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	4b Glenora St CHADSTONE 3148	\$1,380,000	20/02/2024
2	1/4 Highfield Rd CHADSTONE 3148	\$1,358,500	20/04/2024
3	1/26 Teck St ASHWOOD 3147	\$1,295,000	25/02/2024

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 six months.~~

This Statement of Information was prepared on:

26/04/2024 11:28



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median Townhouse Price
26/04/2023 - 25/04/2024: \$1,297,500

Comparable Properties



4b Glenora St CHADSTONE 3148 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Sold Before Auction

Date: 20/02/2024

Property Type: Townhouse (Res)

Land Size: 305 sqm approx



1/4 Highfield Rd CHADSTONE 3148 (REI)

Agent Comments

 4  3  2

Price: \$1,358,500

Method: Auction Sale

Date: 20/04/2024

Property Type: Townhouse (Single)



1/26 Teck St ASHWOOD 3147 (REI)

Agent Comments

 4  3  2

Price: \$1,295,000

Method: Auction Sale

Date: 25/02/2024

Property Type: Townhouse (Single)

Land Size: 256 sqm approx