

## 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 HEATHER AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,465,000

Property type

House

Suburb

Ashwood

Period-from

01 May 2023

to

30 Apr 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

4 COOLAC STREET CHADSTONE VIC 3148	\$1,120,000	13-Apr-24
31 JINGELLA AVENUE ASHWOOD VIC 3147	\$1,095,000	20-Dec-23
14 MARGOT STREET CHADSTONE VIC 3148	\$1,100,000	19-Feb-24

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: 06 May 2024



## 4 COOLAC STREET CHADSTONE VIC 3148

3 1 1

Sold Price

<sup>RS</sup> **\$1,120,000**

Sold Date

**13-Apr-24**

Distance

**0.83km**



## 31 JINGELLA AVENUE ASHWOOD VIC 3147

3 1 -

Sold Price

**\$1,095,000**

Sold Date

**20-Dec-23**

Distance

**0.96km**



## 14 MARGOT STREET CHADSTONE VIC 3148

3 1 -

Sold Price

<sup>RS</sup> **\$1,100,000** <sup>UN</sup>

Sold Date

**19-Feb-24**

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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