

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

16 Kanooka Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,517,500

Property Type House

Suburb Ashwood

Period - From 01/04/2023

to 30/06/2023

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	23 Station Av ASHWOOD 3147	\$1,210,000	07/09/2023
2	8 Cleveland Rd ASHWOOD 3147	\$1,300,000	19/08/2023
3	97 Huntingdale Rd ASHWOOD 3147	\$1,221,301	21/06/2023

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:

04/10/2023 13:10



3 1 2

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2023: \$1,517,500

Comparable Properties



23 Station Av ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Private Sale

Date: 07/09/2023

Property Type: House

Land Size: 680 sqm approx



8 Cleveland Rd ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 632 sqm approx



97 Huntingdale Rd ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,221,301

Method: Private Sale

Date: 21/06/2023

Property Type: House

Land Size: 817 sqm approx

Account - Barry Plant | P: 03 9842 8888