

# 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 Station 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)

Single price  or range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,480,000 Property type House Suburb ASHWOOD

Period - From 23/06/2022 to 22/06/2023 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	29 Jordan Street Ashwood Vic 3147	\$1,900,000	2023-03-15
2	10 Zodiac Street Burwood Vic 3125	\$2,225,000	2023-02-01
3	13b Miller Crescent Mount Waverley Vic 3149	\$2,030,000	2023-05-22

This Statement of Information was prepared on: 23/06/2023

