

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

2/14 HARCOURT STREET ASHWOOD VIC 3147

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/5 WUGGA COURT ASHWOOD VIC 3147	\$950,000	28-Mar-23
1/2 ALLISTER STREET MOUNT WAVERLEY VIC 3149	\$950,000	08-Oct-23
1/5 KEOGH STREET BURWOOD VIC 3125	\$918,000	06-Jul-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: 13 November 2023



**2/5 WUGGA COURT ASHWOOD
VIC 3147**

 3  2  2

Sold Price **\$950,000** Sold Date **28-Mar-23**

Distance **0.33km**



**1/2 ALLISTER STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **08-Oct-23**

Distance **1.13km**



**1/5 KEOGH STREET BURWOOD VIC
3125**

 3  2  2

Sold Price **\$918,000** Sold Date **06-Jul-23**

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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