

# 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

2/16 Yooralla Street, 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 \$1,200,000

### Median sale price

Median price \$1,155,000

Property Type Unit

Suburb Ashwood

Period - From 01/10/2023

to 31/12/2023

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	1/7 Katta Ct ASHWOOD 3147	\$1,222,000	24/02/2024
2	2/14 Harcourt St ASHWOOD 3147	\$1,180,000	09/12/2023
3	2/1 Murra Ct ASHWOOD 3147	\$1,175,000	06/10/2023

**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:

04/04/2024 13:59

Doug McLauchlan  
03 8862 4939  
0418 377 718

doug.mclauchlan@marshallwhite.com.au

**Indicative Selling Price**

\$1,200,000

**Median Unit Price**

December quarter 2023: \$1,155,000



3   2   1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**1/7 Katta Ct ASHWOOD 3147 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,222,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 260 sqm approx



**2/14 Harcourt St ASHWOOD 3147 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Townhouse (Res)



**2/1 Murra Ct ASHWOOD 3147 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,175,000

**Method:** Sold Before Auction

**Date:** 06/10/2023

**Property Type:** Unit

**Land Size:** 264 sqm approx

**Account - Marshall White** | P: 03 9822 9999