

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

2/28 SHAW 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

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

4/2 KELLY STREET CHADSTONE VIC 3148	\$651,500	26-Apr-24
6/2 MEYER ROAD BURWOOD VIC 3125	\$650,000	14-Dec-23
29/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$720,000	15-Nov-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: 07 May 2024



**4/2 KELLY STREET CHADSTONE
VIC 3148**

Sold Price

^{RS} **\$651,500** ^{UN}

Sold Date **26-Apr-24**

 2  1  1

Distance **1.81km**



**6/2 MEYER ROAD BURWOOD VIC
3125**

Sold Price

\$650,000

Sold Date **14-Dec-23**

 2  1  2

Distance **1.69km**



**29/2-12 TEMPLE STREET
ASHWOOD VIC 3147**

Sold Price

\$720,000

Sold Date **15-Nov-23**

 2  1  1

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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