

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

2/58 HIGH STREET ROAD 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

\$899,000

&

\$988,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Jul 2023

to

30 Jun 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

3/13 TIMMINGS STREET CHADSTONE VIC 3148	\$950,000	13-Feb-24
6/38 MCCOMAS GROVE BURWOOD VIC 3125	\$960,000	22-Jun-24
2/41 MARGOT STREET CHADSTONE VIC 3148	\$940,000	06-Jul-24

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: 08 July 2024

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**3/13 TIMMINGS STREET
CHADSTONE VIC 3148**

3 2 2

Sold Price **\$950,000** Sold Date **13-Feb-24**

Distance **1.86km**



**6/38 MCCOMAS GROVE
BURWOOD VIC 3125**

3 3 2

Sold Price ^{RS} **\$960,000** Sold Date **22-Jun-24**

Distance **1.94km**



**2/41 MARGOT STREET
CHADSTONE VIC 3148**

3 2 2

Sold Price ^{RS} **\$940,000** Sold Date **06-Jul-24**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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