

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

| |
|--|
| 26B Cassinia Avenue, Ashwood, VIC 3147 |
|--|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

| |
|--|
| |
|--|

 or range between

| |
|-------------|
| \$1,250,000 |
|-------------|

 &

| |
|-------------|
| \$1,300,000 |
|-------------|

Median sale price

Median price

| |
|-----------|
| \$932,500 |
|-----------|

 Property type

| |
|------|
| Unit |
|------|

 Suburb

| |
|---------|
| ASHWOOD |
|---------|

Period - From

| |
|------------|
| 14/07/2022 |
|------------|

 to

| |
|------------|
| 13/07/2023 |
|------------|

 Source

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| core_logic |
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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 | 29b Margot Street Chadstone Vic 3148 | \$1,330,000 | 2023-05-02 |
| 2 | 2/29 Montpellier Road Burwood Vic 3125 | \$1,293,000 | 2023-02-11 |
| 3 | 2/4 Yileen Court Ashwood Vic 3147 | \$1,243,750 | 2023-02-02 |

This Statement of Information was prepared on:

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| 14/07/2023 |
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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.