

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

3/10 Murra Court, Ashwood Vic 3147

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,256,000 Property Type Townhouse Suburb Ashwood

Period - From 12/03/2023 to 11/03/2024 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.

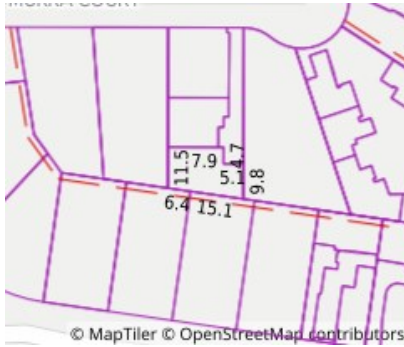
	Address of comparable property	Price	Date of sale
1	2/3 Hume Ct ASHWOOD 3147	\$1,335,002	17/12/2023
2	1/26 Teck St ASHWOOD 3147	\$1,295,000	25/02/2024
3	3/47 Surrey Rd MOUNT WAVERLEY 3149	\$1,282,500	22/12/2023

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:

12/03/2024 12:29



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/3 Hume Ct ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,335,002

Method: Private Sale

Date: 17/12/2023

Property Type: Townhouse (Single)



1/26 Teck St ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,295,000

Method: Auction Sale

Date: 25/02/2024

Property Type: Townhouse (Single)

Land Size: 256 sqm approx



3/47 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,282,500

Method: Private Sale

Date: 22/12/2023

Property Type: Townhouse (Single)