

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

3/7 May Park Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$787,250 Property Type Unit Suburb Ashwood

Period - From 21/03/2023 to 20/03/2024 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	1/75 Power Av CHADSTONE 3148	\$825,000	16/01/2024
2	2/10-12 Reid St ASHWOOD 3147	\$810,000	13/12/2023
3	5/2-12 Temple St ASHWOOD 3147	\$752,000	09/03/2024

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:

21/03/2024 12:24



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
21/03/2023 - 20/03/2024: \$787,250

Comparable Properties



1/75 Power Av CHADSTONE 3148 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 16/01/2024
Property Type: Townhouse (Single)



2/10-12 Reid St ASHWOOD 3147 (REI)

Agent Comments



Price: \$810,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Unit
Land Size: 186 sqm approx



5/2-12 Temple St ASHWOOD 3147 (REI)

Agent Comments



Price: \$752,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Unit

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