

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 303/8 Power Avenue, Ashwood Vic 3147

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$792,500 Property Type Unit Suburb Ashwood

Period - From 05/03/2023 to 04/03/2024 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	G08/315 High St ASHBURTON 3147	\$450,000	29/01/2024
2	G03/8 Power Av ASHWOOD 3147	\$435,000	12/10/2023
3			

OR

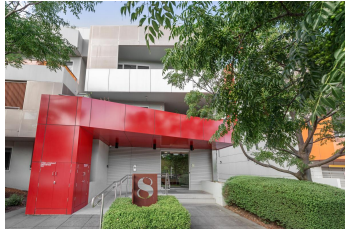
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 05/03/2024 11:24



Property Type: Apartment

Agent Comments



Comparable Properties



G08/315 High St ASHBURTON 3147 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 29/01/2024

Property Type: Unit



G03/8 Power Av ASHWOOD 3147 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 12/10/2023

Property Type: Apartment

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.