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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$380,000		&		\$418,000			
Median sale p	rice							
Median price	\$792,500	Pro	operty Type	Unit			Suburb	Ashwood
Period - From	05/03/2023	to	04/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



303/8 Power Avenue, Ashwood Vic 3147

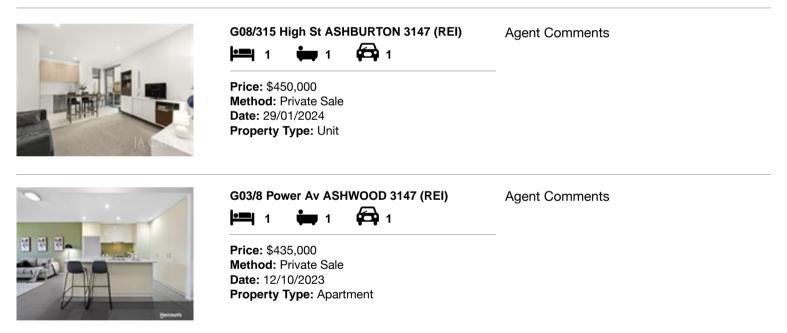




Property Type: Apartment Agent Comments Sam Macaulso 03 9810 5000 0416 028 835 sammacaluso@jelliscraig.com.au

Indicative Selling Price \$380,000 - \$418,000 Median Unit Price 05/03/2023 - 04/03/2024: \$792,500

Comparable Properties



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.

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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