

# 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 35 Yertchuk Avenue, Ashwood Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,560,000 Property Type House Suburb Ashwood

Period - From 17/04/2023 to 16/04/2024 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	4 Newbury Ct ASHWOOD 3147	\$1,560,000	16/12/2023
2	45 Arthur St BURWOOD 3125	\$1,530,000	16/03/2024
3	37 Yertchuk Av ASHWOOD 3147	\$1,375,000	26/03/2024

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: 17/04/2024 16:14

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

17/04/2023 - 16/04/2024: \$1,560,000



**Property Type:** House

**Land Size:** 727 sqm approx

Agent Comments

## Comparable Properties



**4 Newbury Ct ASHWOOD 3147 (REI/VG)**

Agent Comments



**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 840 sqm approx



**45 Arthur St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 736 sqm approx



**37 Yertchuk Av ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,375,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** House (Res)

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