

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

43/2-12 TEMPLE STREET ASHWOOD VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

29/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$720,000	15-Nov-23
1/12 EUROKA STREET CHADSTONE VIC 3148	\$704,000	30-May-23
3/19 TIMMINGS STREET CHADSTONE VIC 3148	\$770,000	11-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 27 November 2023


**29/2-12 TEMPLE STREET
ASHWOOD VIC 3147**
 2
  1
  1

 Sold Price ^{RS} **\$720,000** Sold Date **15-Nov-23**

 Distance **0.04km**

**1/12 EUROKA STREET CHADSTONE
VIC 3148**
 3
  1
  1

 Sold Price **\$704,000** Sold Date **30-May-23**

 Distance **1.11km**

**3/19 TIMMINGS STREET
CHADSTONE VIC 3148**
 3
  1
  2

 Sold Price **\$770,000** Sold Date **11-Oct-23**

 Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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