

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 High Street Road, Ashwood Vic 3147

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	4 Ward St ASHBURTON 3147	\$2,916,000	20/04/2024
2	3 Catalina Av ASHBURTON 3147	\$2,802,000	24/02/2024
3	34 Yertchuk Av ASHWOOD 3147	\$2,300,000	14/04/2024

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: 22/05/2024 14:42



Property Type:
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending March 2024: \$1,560,000

Comparable Properties



4 Ward St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,916,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 604 sqm approx



3 Catalina Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,802,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 646 sqm approx



34 Yertchuk Av ASHWOOD 3147 (REI)

Agent Comments



Price: \$2,300,000
Method: Sold Before Auction
Date: 14/04/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481