

## 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

5/44-46 HIGH STREET ROAD ASHWOOD VIC 3147

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$913,500

Property type

Unit

Suburb

Ashwood

Period-from

01 Jan 2023

to

31 Dec 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

31/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$715,000	28-Oct-23
29/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$720,000	15-Nov-23
3/2-12 TEMPLE STREET ASHWOOD VIC 3147	\$715,000	28-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: 18 January 2024



**31/2-12 TEMPLE STREET  
ASHWOOD VIC 3147**

 2  1  1

Sold Price <sup>RS</sup> **\$715,000** Sold Date **28-Oct-23**

Distance **0.46km**



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

 2  1  1

Sold Price **\$720,000** Sold Date **15-Nov-23**

Distance **0.55km**



**3/2-12 TEMPLE STREET ASHWOOD  
VIC 3147**

 2  1  1

Sold Price <sup>RS</sup> **\$715,000** Sold Date **28-Oct-23**

Distance **0.5km**

RS = Recent sale      UN = Undisclosed Sale

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