

## 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

2C Cleveland 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

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Mar 2019

to

29 Feb 2020

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

3/6 Electra Avenue Ashwood VIC 3147	\$1,040,000	24-Dec-19
2/26 Winbirra Parade Ashwood VIC 3147	\$977,000	19-Dec-19
2/3 Mitchell Avenue Ashwood VIC 3147	\$869,000	20-Dec-19

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: 03 March 2020



**3/6 Electra Avenue Ashwood VIC 3147**

Sold Price

**\$1,040,000**

Sold Date

**24-Dec-19**

 3  3  2

Distance

**0.32km**



**2/26 Winbirra Parade Ashwood VIC 3147**

Sold Price

<sup>RS</sup> **\$977,000** <sup>UN</sup>

Sold Date

**19-Dec-19**

 3  2  2

Distance

**0.42km**



**2/3 Mitchell Avenue Ashwood VIC 3147**

Sold Price

**\$869,000**

Sold Date

**20-Dec-19**

 3  2  1

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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