

## 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

1/40 Jingella 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$956,000

Property type

Unit

Suburb

Ashwood

Period-from

01 May 2020

to

30 Apr 2021

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

2/43 Power Avenue Ashwood VIC 3147	\$815,000	01-May-21
8/2-12 Temple Street Ashwood VIC 3147	\$863,000	08-May-21
1/20 Winbirra Parade Ashwood VIC 3147	\$850,000	20-Mar-21

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: 14 May 2021



**2/43 Power Avenue Ashwood VIC 3147**

 2  2  1

Sold Price

<sup>RS</sup> **\$815,000**

Sold Date **01-May-21**

Distance **0.02km**



**8/2-12 Temple Street Ashwood VIC 3147**

 3  2  2

Sold Price

<sup>RS</sup> **\$863,000**

Sold Date **08-May-21**

Distance **0.38km**



**1/20 Winbirra Parade Ashwood VIC 3147**

 3  1  1

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date **20-Mar-21**

Distance **0.62km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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