

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

37 YERTCHUK AVENUE 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

Ashwood

Period-from

01 Mar 2023

to

29 Feb 2024

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 MAROONDAH ROAD ASHWOOD VIC 3147	1325000	29-Dec-23
71 HIGH STREET ROAD ASHWOOD VIC 3147	1252250	19-Oct-23
16 KANOOKA AVENUE ASHWOOD VIC 3147	1280000	30-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: 11 March 2024



**2 MAROONDAH ROAD ASHWOOD
 VIC 3147**

 3  1  2

Sold Price

1325000

Sold Date **29-Dec-23**

Distance **0.46km**



**71 HIGH STREET ROAD ASHWOOD
 VIC 3147**

 3  1  1

Sold Price

1252250

Sold Date **19-Oct-23**

Distance **0.85km**



**16 KANOOKA AVENUE ASHWOOD
 VIC 3147**

 3  1  2

Sold Price

1280000

Sold Date **30-Oct-23**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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