

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

44B POWER 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Unit

Suburb

Ashwood

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/39 WOONAH STREET CHADSTONE VIC 3148	\$1,250,600	08-Mar-24
1/64 POWER AVENUE ASHWOOD VIC 3147	\$1,230,000	15-Mar-25
13A MITCHELL AVENUE ASHWOOD VIC 3147	\$1,201,000	15-Mar-25

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.~~

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**1/39 WOONAH STREET
CHADSTONE VIC 3148**

4 3 2

Sold Price **\$1,250,600** Sold Date **08-Mar-24**

Distance **0.13km**



**1/64 POWER AVENUE ASHWOOD
VIC 3147**

3 2 2

Sold Price ^{RS} **\$1,230,000** Sold Date **15-Mar-25**

Distance **0.18km**



**13A MITCHELL AVENUE ASHWOOD
VIC 3147**

4 2 1

Sold Price ^{RS} **\$1,201,000** Sold Date **15-Mar-25**

Distance **0.96km**

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

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