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	1/27 ELECTRA 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,030,000	Property type	Unit	Suburb	Ashwood
Period-from	05 Nov 2024	to	05 May 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
4/111 HUNTINGDALE ROAD ASHWOOD VIC 3147	$750,000	05-Apr-25
1/21-25 SHAW STREET ASHWOOD VIC 3147	$723,000	14-Mar-25
1/17 TEMPLE STREET ASHWOOD VIC 3147	$716,000	15-Dec-24

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: 05 May 2025

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4/111 HUNTINGDALE ROAD ASHWOOD VIC 3147

2 1 1

Sold Price RS UN -

Sold Date **05-Apr-25**

Distance **0.79km**



1/21-25 SHAW STREET ASHWOOD VIC 3147

2 1 1

Sold Price RS **$723,000**

Sold Date **14-Mar-25**

Distance **1.38km**



1/17 TEMPLE STREET ASHWOOD VIC 3147

2 1 2

Sold Price **$716,000**

Sold Date **15-Dec-24**

Distance **1.38km**

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

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