

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

3/9 Ashburn Grove Ashburton 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$957,500

Property type

Unit

Suburb

Ashburton

Period-from

01 Aug 2020

to

31 Jul 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

2/46 George Street Ashwood VIC 3147	\$1,576,000	20-Feb-21
41 Rosedale Road Glen Iris VIC 3146	\$1,560,000	28-Feb-21
4A Peverill Street Malvern East VIC 3145	\$1,500,000	15-May-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: 24 August 2021



2/46 George Street Ashwood VIC 3147

Sold Price

\$1,576,000

Sold Date

20-Feb-21

4

3

2

Distance

1.5km



41 Rosedale Road Glen Iris VIC 3146

Sold Price

\$1,560,000

Sold Date

28-Feb-21

2

1

2

Distance

1.07km



4A Peverill Street Malvern East VIC 3145

Sold Price

^{RS} **\$1,500,000**

Sold Date

15-May-21

4

3

2

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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