

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 Huon 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

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,654,500

Property type

House

Suburb

Ashburton

Period-from

01 Jun 2019

to

31 May 2020

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

3 Beatty Crescent Ashburton VIC 3147	\$1,576,000	15-Feb-20
10 Huon Grove Ashburton VIC 3147	\$1,658,000	29-Feb-20
5 Comas Grove Ashburton VIC 3147	\$1,670,000	09-May-20

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 June 2020

**3 Beatty Crescent Ashburton VIC 3147**

Sold Price

\$1,576,000

Sold Date

15-Feb-20

2



1



2

Distance

0.69km**10 Huon Grove Ashburton VIC 3147**

Sold Price

\$1,658,000

Sold Date

29-Feb-20

4



2



3

Distance

0.1km**5 Comas Grove Ashburton VIC 3147**

Sold Price

\$1,670,000

Sold Date

09-May-20

4



1



2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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