

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

17 Eleanor Street, Ashburton Vic 3147

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,590,375

House

X

Unit

Suburb

Ashburton

Period - From 01/10/2018

to

31/12/2018

Source REIV

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 six 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	5 Boyle St ASHBURTON 3147	\$2,085,000	30/03/2019
2	17 Baker Pde ASHBURTON 3147	\$2,080,000	14/03/2019
3	16 Vears Rd ASHBURTON 3147	\$1,935,000	11/12/2018

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 six months.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 548 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2018: \$1,590,375

Comparable Properties

**5 Boyle St ASHBURTON 3147 (REI)**

Agent Comments

**Price:** \$2,085,000**Method:** Auction Sale**Date:** 30/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 596 sqm approx**17 Baker Pde ASHBURTON 3147 (REI)**

Agent Comments

**Price:** \$2,080,000**Method:** Sold Before Auction**Date:** 14/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 749 sqm approx**16 Vears Rd ASHBURTON 3147 (REI/VG)**

Agent Comments

**Price:** \$1,935,000**Method:** Sold After Auction**Date:** 11/12/2018**Rooms:** -**Property Type:** House**Land Size:** 466 sqm approx