#### 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	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,489,000

#### Median sale price

Median price \$1,465,000	Pro	operty Type Tov	vnhouse	Suburb	Ashburton
Period - From 14/06/2021	to	13/06/2022	Sourc	e 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

Address of comparable property		Price	Date of sale
1	12a Victory Blvd ASHBURTON 3147	\$1,580,000	19/02/2022
2	147a Summerhill Rd GLEN IRIS 3146	\$1,575,000	19/02/2022
3	13a morotai Av ASHBURTON 3147	\$1,550,000	09/05/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/06/2022 10:22



## **McGrath**

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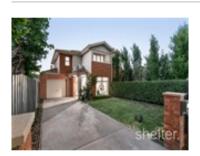
\$1,489,000 **Median Townhouse Price** 14/06/2021 - 13/06/2022: \$1,465,000

**Indicative Selling Price** 





# Comparable Properties



12a Victory Blvd ASHBURTON 3147 (REI/VG)

Price: \$1,580,000 Method: Auction Sale Date: 19/02/2022

Property Type: Townhouse (Res) Land Size: 320 sqm approx



147a Summerhill Rd GLEN IRIS 3146 (REI/VG) Agent Comments

Price: \$1,575,000 Method: Auction Sale Date: 19/02/2022

Property Type: House (Res) Land Size: 402 sqm approx



13a morotai Av ASHBURTON 3147 (REI)

Price: \$1.550.000

Method: Sold Before Auction

Date: 09/05/2022

Property Type: Townhouse (Res) Land Size: 310 sqm approx

Agent Comments

**Agent Comments** 

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



