

# 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 1/1 Clifford Close, Ashburton, VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,350,000 Property type Unit Suburb ASHBURTON

Period - From 01/03/2022 to 28/02/2023 Source core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 2/2 The Rialto Malvern East Vic 3145	\$1,151,000	2022-10-10
2 8/10-12 Wynyeh Street Malvern East Vic 3145	\$1,197,500	2022-11-26
3 2/38-40 Aitchison Avenue Ashburton Vic 3147	\$1,380,000	2022-10-26

This Statement of Information was prepared on: 01/03/2023

