

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

6 Fakenham Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,700,000

&

\$1,780,000

Median sale price

Median price \$1,821,500

Property Type House

Suburb Ashburton

Period - From 01/10/2020

to 30/09/2021

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	11 Silver Ash Av ASHWOOD 3147	\$1,725,000	18/11/2021
2	377 High St ASHBURTON 3147	\$1,725,000	26/08/2021
3	4 Tarakan Av ASHBURTON 3147	\$1,720,000	30/10/2021

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.~~

This Statement of Information was prepared on:

25/11/2021 14:34



 4  1  2

Property Type: House

Land Size: 702 sqm approx

Agent Comments

Comparable Properties



11 Silver Ash Av ASHWOOD 3147 (REI)

Agent Comments

 5  1  2

Price: \$1,725,000

Method: Auction Sale

Date: 18/11/2021

Property Type: House (Res)



377 High St ASHBURTON 3147 (REI)

Agent Comments

 4  3  3

Price: \$1,725,000

Method: Private Sale

Date: 26/08/2021

Property Type: House

Land Size: 663 sqm approx

4 Tarakan Av ASHBURTON 3147 (REI)

Agent Comments

 3  1  1

Price: \$1,720,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 690 sqm approx