

**MILLERSHIP & CO.**



It's not about us,  
it's about you.

## **STATEMENT OF INFORMATION**

24 ASHLEY ROAD, YARRAMBAT, VIC 3091

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 ASHLEY ROAD, YARRAMBAT, VIC 3091**  5  2  3

### Indicative Selling Price

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

**Price Range: 960,000 to 1,050,000**

Provided by: Brett Sparks, Millership & Co

## MEDIAN SALE PRICE



### YARRAMBAT, VIC, 3091

Suburb Median Sale Price (House)

**\$1,315,000**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	24 ASHLEY ROAD, YARRAMBAT, VIC 3091
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Indicative selling price

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

Price Range:	960,000 to 1,050,000
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Median sale price

Median price	\$1,315,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	YARRAMBAT
Period	01 April 2017 to 31 March 2018			Source			

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.