STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

75 Ashburn Grove, Ashburton, VIC 3147

Indicative selling price

Single Price or Range between

\$1,500,000 - \$1,650,000

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

Median sale price

Median Price	Property Type	Suburb
\$1,290,000	House	ASHBURTON
Period From	Period To	Source
16/03/2019	12/09/2019	Core Logic

Comparable property sales

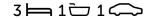
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



53 KARNAK ROAD ASHBURTON

Price \$1,500,000 Date of Sale 07/09/2019

Land 692 sqm





75 ROWEN STREET GLEN IRIS

Price \$1,570,000 Date of Sale 12/06/2019 Land 622 sgm 3 **⇒** 2 **⇒** 3 **⇔**



12 HYSLOP PARADE MALVERN EAST

Price \$1,550,000 Date of Sale 30/03/2019 Land 795 sqm