

# 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

3 Ramu Grove, 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

\$1,380,000

### Median sale price

Median price

\$1,788,888

Property Type

House

Suburb

Ashburton

Period - From

01/07/2019

to

30/09/2019

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	37 Morotai Av ASHBURTON 3147	\$1,435,000	05/10/2019
2	40 Gloucester Rd ASHBURTON 3147	\$1,430,000	12/11/2019
3	11 Wirraway Ct ASHBURTON 3147	\$1,393,500	07/09/2019

**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:

30/11/2019 12:07



**Property Type:**

Agent Comments

## Comparable Properties



**37 Morotai Av ASHBURTON 3147 (REI)**

Agent Comments



**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** House (Res)

**Land Size:** 721 sqm approx



**40 Gloucester Rd ASHBURTON 3147 (REI)**

Agent Comments



**Price:** \$1,430,000

**Method:** Sold Before Auction

**Date:** 12/11/2019

**Property Type:** House

**Land Size:** 668 sqm approx



**11 Wirraway Ct ASHBURTON 3147 (REI)**

Agent Comments



**Price:** \$1,393,500

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 631 sqm approx