



## **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: 11 Duke Street, Ashburton

### **Indicative selling price** *(For the meaning of this price see consumer.vic.gov.au/underquoting)*

Single Price: \$1,700,000

### **Median Sale Price**

Median price: \$1,850,500 House Suburb: Ashburton  
Period from: 1 Jul 2017 - 30 Oct 2017 – Source: REIV

### **Comparable property sales**

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 consider to be most comparable to the property for sale.



7 Tarakan Avenue  
Ashburton VIC 3147  
Sold Price: \$1,740,000  
Sold Date: 05 Aug 2017



27 Vears Road  
Ashburton VIC 3147  
Sold Price: \$1,775,000  
Sold Date: 27 May 2017



43 Baker Parade  
Ashburton VIC 3147  
Sold Price: \$1,700,000  
Sold Date: 17 Jun 2017