

## 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

54 Alamein Avenue, 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 \$1,200,000

#### Median sale price

Median price \$1,637,500

House

X

Unit

Suburb

Ashburton

Period - From 01/07/2018

to

30/09/2018

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	10 Lancaster St ASHBURTON 3147	\$1,290,000	25/07/2018
2	44 Victory Blvd ASHBURTON 3147	\$1,150,000	31/10/2018
3	8 Alamein Av ASHBURTON 3147	\$955,000	14/11/2018

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.



3 1 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 737 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000

**Median House Price**  
September quarter 2018: \$1,637,500

## Comparable Properties



**10 Lancaster St ASHBURTON 3147 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 25/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 630 sqm approx



**44 Victory Blvd ASHBURTON 3147 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 31/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 645 sqm approx



**8 Alamein Av ASHBURTON 3147 (REI)**

**Agent Comments**

2 1 2

**Price:** \$955,000  
**Method:** Sold After Auction  
**Date:** 14/11/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 625 sqm approx