

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

1/2 Y Street, Ashburton Vic 3147

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,200,000

House

Unit

X

Suburb

Ashburton

Period - From 01/01/2018

to

31/12/2018

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	2a Lillian St GLEN IRIS 3146	\$1,400,000	27/10/2018
2	32a Denman Av GLEN IRIS 3146	\$1,535,000	29/11/2018
3	1/4 Wilgra Av ASHBURTON 3147	\$1,550,000	08/12/2018

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  3  2

Rooms:

Property Type: Townhouse

Agent Comments

With second living room upstairs

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Unit Price

Year ending December 2018: \$1,200,000

Comparable Properties



2a Lillian St GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)



32a Denman Av GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,535,000

Method: Private Sale

Date: 29/11/2018

Rooms: -

Property Type: Townhouse (Single)



1/4 Wilgra Av ASHBURTON 3147 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Private Sale

Date: 08/12/2018

Rooms: -

Property Type: Townhouse (Res)