

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

22 Wewak Road, Ashburton Vic 3147

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,850,000

House

X

Unit

Suburb

Ashburton

Period - From 01/07/2017

to

30/06/2018

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	55 Munro Av ASHBURTON 3147	\$1,910,000	28/04/2018
2	507 Waverley Rd MALVERN EAST 3145	\$1,875,000	02/06/2018
3	1&2/467 Warrigal Rd ASHWOOD 3147	\$1,806,000	21/04/2018

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.

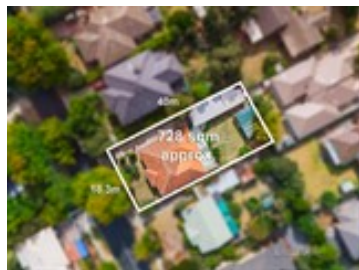


3 1 2

Rooms:
Property Type: House (Res)
Land Size: 1025 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000
Median House Price
Year ending June 2018: \$1,850,000

Comparable Properties



55 Munro Av ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 1

Price: \$1,910,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 730 sqm approx



507 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,875,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 7
Property Type: House (Res)
Land Size: 699 sqm approx



1&2/467 Warrigal Rd ASHWOOD 3147 (REI)

Agent Comments

4 2 2

Price: \$1,806,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 985 sqm approx