

# 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

74 Dent Street, 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

\$1,500,000

or range between

&

### Median sale price

Median price

\$1,690,000

Property type

House

Suburb

ASHBURTON

Period - From

27/01/2021

to

26/07/2021

Source

core\_logic

### Comparable property sales

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.

| Address of comparable property |                                       | Price       | Date of sale |
|--------------------------------|---------------------------------------|-------------|--------------|
| 1                              | 22 Nicholas Street Ashburton Vic 3147 | \$1,450,000 | 2021-05-01   |
| 2                              | 10 Alamein Avenue Ashburton Vic 3147  | \$1,600,000 | 2021-07-17   |
| 3                              |                                       |             |              |

This Statement of Information was prepared on:

26/07/2021

