

## 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

6/9 Sunderland 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)

Range between \$1,100,000

&amp;

\$1,200,000

**Median sale price**

Median price \$1,282,500

House

Unit

X

Suburb Ashburton

Period - From 01/07/2016

to

30/06/2017

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	3/65 Ashburn Gr ASHBURTON 3147	\$1,265,000	01/09/2017
2	1/73 Ashburn Gr ASHBURTON 3147	\$1,230,000	15/09/2017
3	1/18 May Park Av ASHWOOD 3147	\$1,125,000	17/06/2017

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.



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**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median Unit Price**  
 Year ending June 2017: \$1,282,500

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 233 sqm approx  
 Agent Comments

## Comparable Properties



3/65 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

3
 2
 2

**Price:** \$1,265,000  
**Method:** Private Sale  
**Date:** 01/09/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)



1/73 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

3
 2
 2

**Price:** \$1,230,000  
**Method:** Sold Before Auction  
**Date:** 15/09/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



1/18 May Park Av ASHWOOD 3147 (REI)

Agent Comments

3
 2
 1

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 6  
**Property Type:** House (Res)