

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	6/9 Sunderland Avenue, Ashburton Vic 3147
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,282,500	Hou	Ise	Unit	Х	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.

Ad	dress 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.

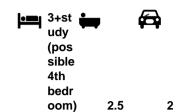




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hockingstuart





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)





Price: \$1,265,000 Method: Private Sale Date: 01/09/2017

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments



1/73 Ashburn Gr ASHBURTON 3147 (REI)

--3







Price: \$1,230,000

Method: Sold Before Auction

Date: 15/09/2017 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



1/18 May Park Av ASHWOOD 3147 (REI)

1 3





Price: \$1,125,000 Method: Auction Sale Date: 17/06/2017

Rooms: 6

Property Type: House (Res)

Agent Comments

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