

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	18 Ward Street, Ashburton Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,850,000	&	\$1,950,000
Range between	\$1,850,000	&	\$1,950,000

Median sale price

Median price	\$1,870,000	Hou	ıse X	Unit		Suburb	Ashburton
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

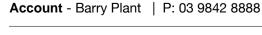
Comparable property sales (*Delete A or B below as applicable)

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	85 Brunel St MALVERN EAST 3145	\$1,940,000	14/11/2017
2	1900 Malvern Rd MALVERN EAST 3145	\$1,853,000	28/10/2017
3	7 Nerissa St GLEN IRIS 3146	\$1,851,000	26/09/2017

OR

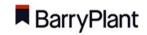
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House

Land Size: 603.20 sqm approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$1,950,000 **Median House Price** December quarter 2017: \$1,870,000

Comparable Properties

85 Brunel St MALVERN EAST 3145 (REI)

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Price: \$1,940,000 Method: Private Sale Date: 14/11/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



1900 Malvern Rd MALVERN EAST 3145

(REI/VG)





Price: \$1,853,000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments

7 Nerissa St GLEN IRIS 3146 (VG)

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Price: \$1,851,000 Method: Sale Date: 26/09/2017

Rooms: -

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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