

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

18 Ward Street, Ashburton Vic 3147

Indicative selling price

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

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

Median sale price

Median price \$1,870,000 House ☒ 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.

	Address 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.

**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)

Agent Comments

**Price:** \$1,940,000**Method:** Private Sale**Date:** 14/11/2017**Rooms:** 7**Property Type:** House (Res)**1900 Malvern Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments

**Price:** \$1,853,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 680 sqm approx**7 Nerissa St GLEN IRIS 3146 (VG)**

Agent Comments

**Price:** \$1,851,000**Method:** Sale**Date:** 26/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 724 sqm approx