

#### 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	2 Ashburn Grove, Ashburton Vic 3147
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$700,000	&	\$770,000
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#### Median sale price

Median price	\$1,252,500	Hou	se	Unit	Х	Sub	urb Ashburton
Period - From	01/07/2017	to	30/06/2018		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	1/631 Waverley Rd MALVERN EAST 3145	\$762,000	05/05/2018
2	105/108 Glen Iris Rd GLEN IRIS 3146	\$712,500	21/04/2018
3	2/11a Marquis St ASHBURTON 3147	\$690,000	30/06/2018

#### 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.

Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





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Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** Year ending June 2018: \$1,252,500

### Comparable Properties



1/631 Waverley Rd MALVERN EAST 3145

(REI/VG)

**1** 3

Price: \$762.000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: Townhouse (Res)



105/108 Glen Iris Rd GLEN IRIS 3146 (REI/VG) Agent Comments

**-**2





Price: \$712,500 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: Apartment



2/11a Marquis St ASHBURTON 3147 (REI)

**-**



**6** 1

Price: \$690,000 Method: Auction Sale Date: 30/06/2018

Rooms: -

Property Type: Townhouse (Res)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

**Agent Comments**