

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

4/11 WELFARE PARADE ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

Unit

Suburb

Ashburton

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

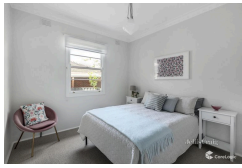
3 WARNER AVENUE ASHBURTON VIC 3147	\$1,050,000	13-May-23
2/53 WARD STREET ASHBURTON VIC 3147	\$1,000,000	21-Dec-22
1/12 DICKENS STREET GLEN IRIS VIC 3146	\$1,080,000	25-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 20 June 2023

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**3 WARNER AVENUE ASHBURTON
VIC 3147**

2 1 2

Sold Price **\$1,050,000** Sold Date **13-May-23**

Distance **0.48km**



**2/53 WARD STREET ASHBURTON
VIC 3147**

1 1 1

Sold Price **\$1,000,000** Sold Date **21-Dec-22**

Distance **0.64km**



**1/12 DICKENS STREET GLEN IRIS
VIC 3146**

2 1 1

Sold Price **\$1,080,000** Sold Date **25-Feb-23**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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