

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

14 Sunderland Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,210,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Ashburton

Period - From

01/04/2019

to

30/06/2019

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	48a Ward St ASHBURTON 3147	\$1,336,000	24/05/2019
2	26a Abbotsford Av MALVERN EAST 3145	\$1,185,000	06/04/2019
3	1/30 Ashwood Dr ASHWOOD 3147	\$1,180,000	14/09/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 12:40



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,210,000

Median House Price
June quarter 2019: \$1,410,000

Comparable Properties



48a Ward St ASHBURTON 3147 (REI/VG)

Agent Comments

3 3 1

Price: \$1,336,000
Method: Private Sale
Date: 24/05/2019
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 301 sqm approx



26a Abbotsford Av MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$1,185,000
Method: Private Sale
Date: 06/04/2019
Property Type: House
Land Size: 212 sqm approx



1/30 Ashwood Dr ASHWOOD 3147 (REI)

Agent Comments

3 3 2

Price: \$1,180,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)