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

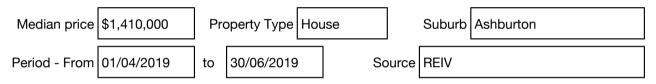
14 Sunderland Avenue, Ashburton Vic 3147

Indicative selling price

| i or the meaning of the processe consumer to get ad, and equoting | For the | meaning | of this | price see | consumer.vic.gov.au/underquoting |
|---|---------|---------|---------|-----------|----------------------------------|
|---|---------|---------|---------|-----------|----------------------------------|

Single price \$1,210,000

Median sale price



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.

| Add | dress 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



hockingstuart





Property Type: House Agent Comments 9818 1888 0419 316 676 tdoh@hockingstuart.com.au Indicative Selling Price

Tony Doh

Indicative Selling Price \$1,210,000 Median House Price June quarter 2019: \$1,410,000

Comparable Properties

| 48a Ward St ASHBURTON 3147 (REI/VG) 48a Ward St ASHBURTON 3147 (REI/VG) 48a Ward St ASHBURTON 3147 (REI/VG) 7 1 7 1 7 1 7 1 7 1 7 1 7 1 7 1 | Agent Comments |
|--|----------------|
| Land Size: 301 sqm approx 26a Abbotsford Av MALVERN EAST 3145 (REI/VG) 4 2 2 2 Price: \$1,185,000 Method: Private Sale Date: 06/04/2019 Property Type: House Land Size: 212 sqm approx | Agent Comments |
| 1/30 Ashwood Dr ASHWOOD 3147 (REI) 3 3 2 Price: \$1,180,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) | Agent Comments |

Account - hockingstuart | P: 03 98181888

