

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

36 Prosper Parade, Ashburton, VIC 3147

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$ 1,927,500

Property type

House

Suburb

ASHBURTON

Period - From

18/06/2023

to

17/06/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	13 Lucerne Street Ashburton Vic 3147	\$1,775,000	2024-02-25
2	5 Keyes Street Ashburton Vic 3147	\$1,730,000	2024-03-14
3	19 Vears Road Ashburton Vic 3147	\$1,725,000	2024-03-27

This Statement of Information was prepared on: 18/06/2024

