

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

6 Taylor Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,450,000

&

\$1,500,000

Median sale price

Median price \$1,680,000

House

X

Unit

Suburb

Ashburton

Period - From 01/04/2018

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	46 Gloucester Rd ASHBURTON 3147	\$1,525,000	25/08/2018
2	94 Dent St ASHBURTON 3147	\$1,490,000	08/09/2018
3	22 Keyes St ASHBURTON 3147	\$1,450,000	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.



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 696 sqm approx

Agent Comments

Comparable Properties



46 Gloucester Rd ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,525,000

Method: Auction Sale

Date: 25/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 619 sqm approx



94 Dent St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,490,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 635 sqm approx



22 Keyes St ASHBURTON 3147 (VG)

Agent Comments



Price: \$1,450,000

Method: Sale

Date: 30/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 601 sqm approx