

### Statement of Information

Andrew Mackintosh 9809 2000 0418 540 060 andrew.mackintosh@noeljones.com.au

# 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

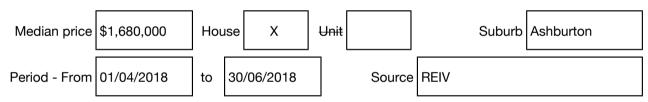
ss 6 Taylor Street, Ashburton Vic 3147 nd de

#### 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



#### 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.

#### Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

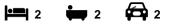
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 7 Property Type: House (Previously Occupied - Detached) Land Size: 696 sqm approx

Agent Comments

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> Indicative Selling Price \$1,450,000 - \$1,500,000 Median House Price June quarter 2018: \$1,680,000

## **Comparable Properties**

46 Gloucester Rd ASHBURTON 3147 (REI) 3 2 2 2 Price: \$1,525,000 Method: Auction Sale Date: 25/08/2018 Rooms: 5 Property Type: House (Res) Land Size: 619 sqm approx	Agent Comments
94 Dent St ASHBURTON 3147 (REI) 3 1 2 Price: \$1,490,000 Method: Auction Sale Date: 08/09/2018 Rooms: - Property Type: House (Res) Land Size: 635 sqm approx	Agent Comments
22 Keyes St ASHBURTON 3147 (VG) 3    -    - Price: \$1,450,000 Method: Sale Date: 30/06/2018 Rooms: - Property Type: House (Res) Land Size: 601 sqm approx	Agent Comments

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