

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

86 Albion Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Ashburton

Period - From 01/10/2019

to 31/12/2019

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	61 Munro Av ASHBURTON 3147	\$1,750,000	10/10/2019
2	43 Nicholas St ASHBURTON 3147	\$1,686,000	23/11/2019
3	18 Dunlop St ASHBURTON 3147	\$1,525,000	16/11/2019

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:

04/02/2020 09:35

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Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2019: \$1,660,000



3 2 2

Property Type: House (Res)
Land Size: 676 sqm approx
Agent Comments

Comparable Properties



61 Munro Av ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Sold Before Auction
Date: 10/10/2019
Property Type: House (Res)



43 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,686,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 4
Property Type: House (Res)
Land Size: 696 sqm approx



18 Dunlop St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,525,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 635 sqm approx