

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

**37 Morotai Avenue, Ashburton, VIC 3147**

### Indicative selling price

Single Price or Range between

**\$1,200,000 - \$1,300,000**

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

### Median sale price

Median Price  
**\$1,290,000**

Property Type  
**House**

Suburb  
**ASHBURTON**

Period From  
**16/03/2019**

Period To  
**12/09/2019**

Source  
**Core Logic**

### Comparable property sales

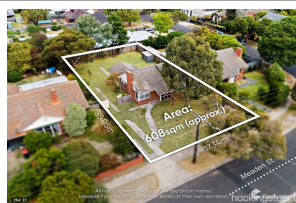
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**12 STOCKS AVENUE  
ASHBURTON**

3 1 1

Price \$1,270,000  
Date of Sale 18/05/2019  
Land 663 sqm



**22 MEADEN STREET  
ASHBURTON**

3 1 2

Price \$1,210,000  
Date of Sale 27/04/2019  
Land 610 sqm



**4 MEADEN STREET  
ASHBURTON**

3 1 2

Price \$1,220,000  
Date of Sale 30/03/2019  
Land 586 sqm