

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

7 Dunlop Street, 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 \$1,666,800

Property Type House

Suburb Ashburton

Period - From 01/07/2020

to 30/09/2020

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	7 Comas Gr ASHBURTON 3147	\$1,680,000	27/07/2020
2	5 Comas Gr ASHBURTON 3147	\$1,670,000	09/05/2020
3			

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:

18/10/2020 20:40



Property Type:

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

September quarter 2020: \$1,666,800

Comparable Properties



7 Comas Gr ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,680,000

Method: Private Sale

Date: 27/07/2020

Property Type: House

Land Size: 696 sqm approx



5 Comas Gr ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,670,000

Method: Auction Sale

Date: 09/05/2020

Property Type: House (Res)

Land Size: 697 sqm approx

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.