

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

1/60 Winton Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,353,000 Property Type Unit Suburb Ashburton

Period - From 01/04/2019 to 31/03/2020 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	2/4 Taylor St ASHBURTON 3147	\$1,510,000	22/02/2020
2	1a Hudson Ct ASHBURTON 3147	\$1,480,000	15/02/2020
3	306a High St ASHBURTON 3147	\$1,390,000	19/02/2020

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:

22/05/2020 13:13

1/60 Winton Road, Ashburton Vic 3147

Tony Doh
9818 1888
0419 316 676
tdoh@hockingstuart.com.au



4 2 2

Property Type: Townhouse

Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

Year ending March 2020: \$1,353,000

Comparable Properties



2/4 Taylor St ASHBURTON 3147 (REI/VG)

Agent Comments

3 3 4

Price: \$1,510,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Townhouse (Res)



1a Hudson Ct ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,480,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 274 sqm approx



306a High St ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 4

Price: \$1,390,000

Method: Sold Before Auction

Date: 19/02/2020

Property Type: House (Res)

Land Size: 395 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888