

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

21 Welfare Parade, Ashburton, VIC 3147

Indicative selling price

Single Price or Range between

\$1,650,000 - \$1,750,000

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

Median sale price

Median Price

\$1,506,011

Property Type

House

Suburb

ASHBURTON

Period From

28/03/2019

Period To

24/09/2019

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



**6 LITHGOW STREET
GLEN IRIS**

3 1

Price \$1,750,000

Date of Sale 16/09/2019

Land 824 sqm



**32 BAKER PARADE
ASHBURTON**

3 1 2

Price \$1,715,000

Date of Sale 15/06/2019

Land 664 sqm



**37 HILLTOP AVENUE
GLEN IRIS**

3 1 2

Price \$1,675,000

Date of Sale 08/06/2019

Land 754 sqm