

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

1/43 Warner Avenue, Ashburton Vic 3147

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$770,000

&

\$847,000

Median sale price

Median price \$1,706,250

House

X

Unit

Suburb Ashburton

Period - From 01/07/2016

to

30/06/2017

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	1/23 Yertchuk Av ASHWOOD 3147	\$880,000	03/06/2017
2	2/1 Woonah St CHADSTONE 3148	\$791,800	08/07/2017
3	4a Prior Rd MALVERN EAST 3145	\$780,000	28/03/2017

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.~~