

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

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					

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/und	derquoting
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Range between	\$950,000	&	\$1,000,000
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Median sale price

Median price	\$1,710,000	Hou	ise X	Unit		Suburb	Ashburton
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

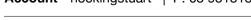
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	44 Victory Blvd ASHBURTON 3147	\$1,150,000	31/10/2018
2	20 The Rialto MALVERN EAST 3145	\$1,070,000	18/12/2018
3	8 Alamein Av ASHBURTON 3147	\$955,000	14/11/2018

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.



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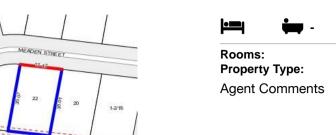


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Indicative Selling Price \$950,000 - \$1,000,000 **Median House Price** Year ending December 2018: \$1,710,000



Comparable Properties



44 Victory Blvd ASHBURTON 3147 (REI/VG)

Price: \$1,150,000 Method: Private Sale Date: 31/10/2018 Rooms: -

Property Type: House

Land Size: 645 sqm approx



20 The Rialto MALVERN EAST 3145 (REI/VG)

___ 2

Price: \$1,070,000 Method: Private Sale Date: 18/12/2018

Rooms: -

Property Type: House (Res) Land Size: 697 sqm approx



8 Alamein Av ASHBURTON 3147 (REI)

-- 2

Price: \$955,000

Method: Sold After Auction

Date: 14/11/2018 Rooms: 4

Property Type: House Land Size: 625 sqm approx **Agent Comments**

Agent Comments

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