

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

22 Meaden Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$1,710,000

House

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.

	Address 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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



44 Victory Blvd ASHBURTON 3147 (REI/VG)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$955,000

Method: Sold After Auction

Date: 14/11/2018

Rooms: 4

Property Type: House

Land Size: 625 sqm approx