

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

8 Vears Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,666,800

Property Type House

Suburb Ashburton

Period - From 01/07/2020

to 30/09/2020

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	1/60 Winton Rd ASHBURTON 3147	\$1,400,000	18/06/2020
2	3/11 Ashburn Gr ASHBURTON 3147	\$1,385,000	31/07/2020
3	1/4 Taylor St ASHBURTON 3147	\$1,278,000	22/10/2020

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:

19/11/2020 17:16

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3 1.5 2

Property Type: House
Land Size: 460 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
September quarter 2020: \$1,666,800

Comparable Properties



1/60 Winton Rd ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 18/06/2020
Property Type: Townhouse (Res)



3/11 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

3 3 2

Price: \$1,385,000
Method: Private Sale
Date: 31/07/2020
Property Type: Townhouse (Single)



1/4 Taylor St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,278,000
Method: Private Sale
Date: 22/10/2020
Property Type: House