Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8 Vears Road, Ashburton Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,350,000
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Median sale price

Median price	\$1,666,800	Pro	perty 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

Aut	areas or comparable property	1 1100	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

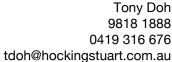
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2020 17:16



Date of sale





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





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

Comparable Properties



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

Price: \$1,400,000

Method: Sold Before Auction

Date: 18/06/2020

Property Type: Townhouse (Res)

3/11 Ashburn Gr ASHBURTON 3147 (REI)

Price: \$1,385,000 Method: Private Sale Date: 31/07/2020

Property Type: Townhouse (Single)

1/4 Taylor St ASHBURTON 3147 (REI)

Agent Comments

Agent Comments

Agent Comments

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

Account - Belle Property Glen Iris | P: 03 98181888



