

# 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

12 Chamberlain Street, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,680,000 Property Type House Suburb Ashburton

Period - From 01/04/2020 to 31/03/2021 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	31 Bowen St MALVERN EAST 3145	\$1,860,000	29/04/2021
2	6 Darling Rd MALVERN EAST 3145	\$1,800,000	25/03/2021
3	20 Nicholas St ASHBURTON 3147	\$1,770,000	10/03/2021

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: 10/05/2021 15:47



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 664 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
Year ending March 2021: \$1,680,000

## Comparable Properties



**31 Bowen St MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$1,860,000  
**Method:** Sold Before Auction  
**Date:** 29/04/2021  
**Property Type:** House  
**Land Size:** 674 sqm approx



**6 Darling Rd MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2021  
**Property Type:** House (Res)  
**Land Size:** 739 sqm approx



**20 Nicholas St ASHBURTON 3147 (REI)**

**Agent Comments**



**Price:** \$1,770,000  
**Method:** Private Sale  
**Date:** 10/03/2021  
**Property Type:** House  
**Land Size:** 758 sqm approx