

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

1/309 High Street, Ashburton Vic 3147

Indicative selling price

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

Single price

\$1,079,000

Median sale price

Median price

\$1,278,000

Property Type

Unit

Suburb

Ashburton

Period - From

16/12/2018

to

15/12/2019

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	1/23 Ivanhoe Gr MALVERN EAST 3145	\$1,200,000	07/12/2019
2	2/4 Laxdale Rd CAMBERWELL 3124	\$1,121,000	23/11/2019
3	53 Cairnes Cr MALVERN EAST 3145	\$1,080,000	26/10/2019

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:

16/12/2019 08:37



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,079,000

Median Unit Price

16/12/2018 - 15/12/2019: \$1,278,000

Comparable Properties



1/23 Ivanhoe Gr MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)



2/4 Laxdale Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$1,121,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)

Land Size: 120 sqm approx



53 Cairnes Cr MALVERN EAST 3145 (REI)

Agent Comments

3 2 1

Price: \$1,080,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)