

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

41 Warner Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Ashburton

Period - From 01/10/2019

to 31/12/2019

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	26 Vears Rd GLEN IRIS 3146	\$1,870,000	21/08/2019
2	34 Queens Pde GLEN IRIS 3146	\$1,770,000	12/09/2019
3	2/15 Mernda Av ASHBURTON 3147	\$1,590,000	19/10/2019

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:

30/01/2020 14:06

41 Warner Avenue, Ashburton Vic 3147

Tony Doh
9818 1888
0419 316 676
tdoh@hockingstuart.com.au

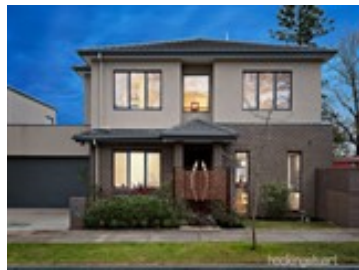


4 3 2

Property Type: House
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2019: \$1,660,000

Comparable Properties



26 Vears Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$1,870,000
Method: Sold Before Auction
Date: 21/08/2019
Property Type: House (Res)
Land Size: 365 sqm approx



34 Queens Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 1

Price: \$1,770,000
Method: Sold Before Auction
Date: 12/09/2019
Property Type: House (Res)
Land Size: 325 sqm approx



2/15 Mernda Av ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 3

Price: \$1,590,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 296 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888