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

7 Tarakan Avenue, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$1,667,000	Pro	Property Type		House		Suburb	Ashburton	
Period - From	01/10/2020	to	31/12/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	Address of comparable property		Date of sale
1	35 Munro Av ASHBURTON 3147	\$1,550,000	31/10/2020
2	39 Warner Av ASHBURTON 3147	\$1,500,000	21/11/2020
3			

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:

28/01/2021 15:50









Property Type: House (Res) Land Size: 647 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2020: \$1,667,000

Comparable Properties

	35 Munro Av ASHBURTON 3147 (REI/VG) → 3 → 1 → 2 Price: \$1,550,000 Method: Auction Sale Date: 31/10/2020 Property Type: House (Res) Land Size: 559 sqm approx	Agent Comments	
buton	39 Warner Av ASHBURTON 3147 (REI) 3 1 1 1 1 Price: \$1,500,000 Method: Auction Sale Date: 21/11/2020 Property Type: House (Res) Land Size: 601 sqm approx	Agent Comments	

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.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.