

# 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

3/38-40 Aitchison Avenue, Ashburton, VIC 3147

### Indicative selling price

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

Single price

or range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$ 942,500

Property type

Unit

Suburb

ASHBURTON

Period - From

12/02/2021

to

11/08/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2/52 Fakenham Road Ashburton Vic 3147	\$1,272,000	2021-08-07
2	2/320 High Street Ashburton Vic 3147	\$1,480,000	2021-07-22
3	2/15 Lithgow Street Glen Iris Vic 3146	\$1,225,000	2021-04-17

This Statement of Information was prepared on:

11/08/2021

