

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

6 Comas Grove Ashburton VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Ashburton

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

20 Nicholas Street Ashburton VIC 3147	\$1,770,000	10-Mar-21
18 Abbotsford Avenue Malvern East VIC 3145	\$1,800,000	22-May-21
7 Tarakan Avenue Ashburton VIC 3147	\$1,823,000	27-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 03 June 2021



20 Nicholas Street Ashburton VIC 3147

Sold Price

\$1,770,000

Sold Date

10-Mar-21

2

1

2

Distance

0.43km



18 Abbotsford Avenue Malvern East VIC 3145

Sold Price

^{RS} **\$1,800,000**

Sold Date

22-May-21

3

1

2

Distance

1.37km



7 Tarakan Avenue Ashburton VIC 3147

Sold Price

^{RS} **\$1,823,000**

Sold Date

27-Feb-21

3

1

2

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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