

## 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 57 Fakenham Road, Ashburton Vic 3147

### Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$1,870,000 House X Unit Suburb Ashburton

Period - From 01/10/2017 to 31/12/2017 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 | 10 Chester St GLEN IRIS 3146   | \$1,950,000 | 02/10/2017   |
| 2 | 65 Fakenham Rd ASHBURTON 3147  | \$1,880,000 | 03/12/2017   |
| 3 | 10 Keltie St GLEN IRIS 3146    | \$1,850,000 | 29/09/2017   |

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 676 sqm approx  
**Agent Comments**

## Comparable Properties



**10 Chester St GLEN IRIS 3146 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 02/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



**65 Fakenham Rd ASHBURTON 3147 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 03/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**10 Keltie St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 29/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx