

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

4/15 Ashburn Grove, Ashburton Vic 3147

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,267,500

House

Unit

X

Suburb

Ashburton

Period - From 01/04/2017

to

31/03/2018

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	1b Ivanhoe Gr MALVERN EAST 3145	\$1,042,000	17/03/2018
2	2/14-16 Durward Rd MALVERN EAST 3145	\$1,045,000	13/11/2017
3	3/76 Summerhill Rd GLEN IRIS 3146	\$1,100,000	11/12/2017

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.

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



4 2.5 2

Rooms:**Property Type:** Townhouse**Agent Comments**

A stylish townhouse, set to the rear of the block for peace and quiet, located just meters from Ashburton Village. 4 bedrooms (one on ground floor), 2 bathrooms, spacious living and dining, elegant kitchen, easy outdoor entertaining. Ashburton Primary School 10 mins walk.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending March 2018: \$1,267,500

Comparable Properties

**1b Ivanhoe Gr MALVERN EAST 3145 (REI)****Agent Comments**

4 2 1

Price: \$1,042,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** -**Property Type:** Townhouse (Res)**2/14-16 Durward Rd MALVERN EAST 3145 (REI)****Agent Comments**

3 2 2

Price: \$1,045,000**Method:** Private Sale**Date:** 13/11/2017**Rooms:** 5**Property Type:** Townhouse (Res)**3/76 Summerhill Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

2 1 2

Price: \$1,100,000**Method:** Private Sale**Date:** 11/12/2017**Rooms:** 4**Property Type:** Unit