

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

48 Baker Parade 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,654,500

Property type

House

Suburb

Ashburton

Period-from

01 Nov 2019

to

31 Oct 2020

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

311 High Street Ashburton VIC 3147	\$1,506,000	02-Jun-20
35 Munro Avenue Ashburton VIC 3147	\$1,550,000	15-Oct-20
8 Florizel Street Glen Iris VIC 3146	\$1,670,000	07-Nov-20

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: 13 November 2020



311 High Street Ashburton VIC 3147 Sold Price **\$1,506,000** Sold Date **02-Jun-20**

 3  1  -

Distance **0.46km**



35 Munro Avenue Ashburton VIC 3147 Sold Price ^{RS} **\$1,550,000** ^{UN} Sold Date **15-Oct-20**

 3  1  2

Distance **1.15km**



8 Florizel Street Glen Iris VIC 3146 Sold Price ^{RS} **\$1,670,000** ^{UN} Sold Date **07-Nov-20**

 3  2  2

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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