

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

89 Ashburn Grove, Ashburton, VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,620,000

or range between

&

Median sale price

Median price \$1,909,000

Property type House

Suburb ASHBURTON

Period - From 30/10/2022

to

29/10/2023

Source core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	25a Ambon Street Ashburton Vic 3147	\$1,600,000	2023-10-14
2	10/100 Victory Boulevard Ashburton Vic 3147	\$1,541,000	2023-05-13
3			

This Statement of Information was prepared on: 30/10/2023

