

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

15 Oliver Street, Ashburton Vic 3147

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,680,000

House

X

Unit

Suburb

Ashburton

Period - From 01/04/2018

to

30/06/2018

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	33 Dent St GLEN IRIS 3146	\$1,595,000	16/05/2018
2	36 Baird St ASHBURTON 3147	\$1,550,000	12/05/2018
3	94 Dent St ASHBURTON 3147	\$1,490,000	08/09/2018

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.



3 1 2

Rooms: 6

Property Type: House

Land Size: 635 sqm approx

Agent Comments

Comparable Properties



33 Dent St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,595,000

Method: Private Sale

Date: 16/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 669 sqm approx



36 Baird St ASHBURTON 3147 (REI/VG)

Agent Comments

4 1 2

Price: \$1,550,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx



94 Dent St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,490,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 635 sqm approx