

Andrew Mackintosh 9809 2000 0418 540 060 andrew.mackintosh@noeljones.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	15 Oliver Street, Ashburton Vic 3147
Including suburb and	
postcode	

#### 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	Hou	ise 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.

Ad	dress 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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537





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> **Indicative Selling Price** \$1,500,000 **Median House Price** June guarter 2018: \$1,680,000





Rooms: 6

Property Type: House Land Size: 635 sqm approx

**Agent Comments** 

## Comparable Properties



33 Dent St GLEN IRIS 3146 (REI/VG)

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)





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)

**—** 3





Price: \$1,490,000 Method: Auction Sale Date: 08/09/2018

Rooms: -

Property Type: House (Res) Land Size: 635 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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