

## 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 3/48 Karnak Road, Ashburton, VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price or range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,147,500 Property type Unit Suburb ASHBURTON

Period - From 26/07/2020 to 22/01/2021 Source CoreLogic

### Comparable property sales

**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 29 Aitchison Avenue Ashburton	\$1,385,000	22/12/2020
2 1/19 Gloucester Road Ashburton	\$1,285,000	04/11/2020
3 1/4 Taylor Street Ashburton	\$1,278,000	22/10/2020

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.

This Statement of Information was prepared on: 22/01/2021