

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

2/1A Clifford Close 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

Unit

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

1/60 Winton Road Ashburton VIC 3147	\$1,400,000	18-Jun-20
1/141 Ashburn Grove Ashburton VIC 3147	\$1,410,000	07-Jul-20
23A Allenby Avenue Malvern East VIC 3145	\$1,430,000	03-Jul-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: 26 November 2020



1/60 Winton Road Ashburton VIC 3147

Sold Price

\$1,400,000

Sold Date

18-Jun-20

 3  2  2

Distance

0.49km



Sold By Shelter

1/141 Ashburn Grove Ashburton VIC 3147

Sold Price

\$1,410,000

Sold Date

07-Jul-20

 4  2  2

Distance

0.14km



23A Allenby Avenue Malvern East VIC 3145

Sold Price

\$1,430,000

Sold Date

03-Jul-20

 3  2  2

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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