

# 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

22 Ashton Avenue, Mooroolbark Vic 3138

### Indicative selling price

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

Range between \$650,000 & \$690,000

### Median sale price

Median price \$675,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2019 to 30/09/2019 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	7 Yarraridge Dr CHIRNSIDE PARK 3116	\$690,000	20/08/2019
2	123 Carronvale Rd MOOROOLBARK 3138	\$685,000	12/10/2019
3	159a Maroondah Hwy CHIRNSIDE PARK 3116	\$681,000	16/09/2019

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:

22/10/2019 17:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$690,000  
**Median House Price**  
September quarter 2019: \$675,000

## Comparable Properties



**7 Yarraridge Dr CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 440 sqm approx



**123 Carronvale Rd MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Rooms:** 5  
**Property Type:** House (Res)

**159a Maroondah Hwy CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$681,000  
**Method:** Private Sale  
**Date:** 16/09/2019  
**Property Type:** House (Res)