Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 377 High Street, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale pi	rice							
Median price	\$2,090,000	Pro	operty Type	Ηοι	ISE		Suburb	Ashburton
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	369 Warrigal Rd BURWOOD 3125	\$1,727,000	17/04/2021
2	226 Warrigal Rd CAMBERWELL 3124	\$1,573,000	20/03/2021
3	2 Catalina Av ASHBURTON 3147	\$1,530,000	17/04/2021

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:

06/08/2021 16:35









Property Type: House Land Size: 663 sqm approx Agent Comments Tony Doh 03 9818 1888 0419 316 676 tony.doh@belleproperty.com

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price June quarter 2021: \$2,090,000

Comparable Properties



369 Warrigal Rd BURWOOD 3125 (REI/VG)



Price: \$1,727,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res) Land Size: 821 sqm approx



226 Warrigal Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$1,573,000 Method: Auction Sale Date: 20/03/2021 Property Type: House (Res) Land Size: 672 sqm approx



2 Catalina Av ASHBURTON 3147 (REI)



Agent Comments

Agent Comments

Price: \$1,530,000 Method: Auction Sale Date: 17/04/2021 Property Type: House

Account - Belle Property Glen Iris | P: 03 98181888



propertydata

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