

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

377 High Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$2,090,000 Property Type House Suburb Ashburton

Period - From 01/04/2021 to 30/06/2021 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	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

Tony Doh
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4 3 3

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

June quarter 2021: \$2,090,000

Comparable Properties

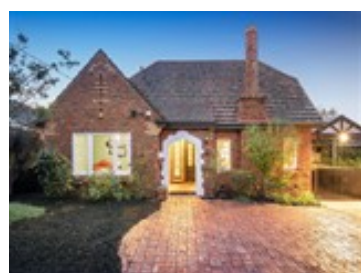


369 Warrigal Rd BURWOOD 3125 (REI/VG)

Agent Comments

5 3 2

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

4 2 5

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

4 3 3

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