

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	3/460 Warrigal Road, Ashburton, VIC 3147
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Indicative selling price

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

Single price		or range between	\$1,280,000	&	\$1,400,000
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Median sale price

Median price	\$ 1,450,000	Property type	Unit	Suburb	ASHBURTON
Period - From	08/04/2023	to	07/04/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	3/100 Victory Boulevard Ashburton Vic 3147	\$1,325,000	2023-10-21
2	1/7 Katta Court Ashwood Vic 3147	\$1,222,000	2024-02-24
3	2/17 Ashburn Grove Ashburton Vic 3147	\$1,291,000	2023-12-02

This Statement of Information was prepared on: 08/04/2024

