

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

15 Eleanor Street, Ashburton Vic 3147

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,870,000

House

X

Unit

Suburb

Ashburton

Period - From 01/10/2017

to

31/12/2017

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	10 Chester St GLEN IRIS 3146	\$1,950,000	02/10/2017
2	37 Karnak Rd ASHBURTON 3147	\$1,870,000	24/10/2017
3	20 Eleanor St ASHBURTON 3147	\$1,840,000	23/09/2017

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.



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000

Median House Price
December quarter 2017: \$1,870,000

Comparable Properties



10 Chester St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,950,000
Method: Sold Before Auction
Date: 02/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx



37 Karnak Rd ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,870,000
Method: Sold Before Auction
Date: 24/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 689 sqm approx



20 Eleanor St ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,840,000
Method: Sold Before Auction
Date: 23/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 648 sqm approx