

# 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

2/87 Fakenham Road, Ashburton, VIC 3147

### Indicative selling price

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

Range between

\$925,000

&

### Median sale price

Median price

1,400,000

Property Type

Unit

Suburb

ASHBURTON

Period - From

09/05/2024

to

08/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 3/46 Edmonds Avenue Ashwood Vic 3147	\$950,000	2024-06-04
2 1/135 High Street Road Ashwood Vic 3147	\$918,888	2024-06-21
3 1/3 Cudjee Court Ashwood Vic 3147	\$950,000	2024-09-26

This Statement of Information was prepared on:

09/11/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.