

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

28 Tarakan Avenue Ashburton VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,646,750

Property type

Other

Suburb

Ashburton

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

3/56 Flowerdale Road Glen Iris VIC 3146	\$1,602,000	28-Jul-20
2/2 Peak Street Malvern East VIC 3145	\$1,680,000	22-Jul-20
2A Saxby Road Glen Iris VIC 3146	\$1,770,000	17-Sep-20

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 6 months.~~

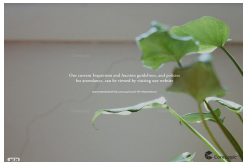
This Statement of Information was prepared on: 18 December 2020



3/56 Flowerdale Road Glen Iris VIC 3146 Sold Price **\$1,602,000** Sold Date **28-Jul-20**

3 2 2

Distance **1.2km**



2/2 Peak Street Malvern East VIC 3145 Sold Price **\$1,680,000** Sold Date **22-Jul-20**

4 3 2

Distance **1.59km**



2A Saxby Road Glen Iris VIC 3146 Sold Price **\$1,770,000** Sold Date **17-Sep-20**

3 3 2

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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