

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 1 Nicholas Street, Ashburton, VIC 3147

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,642,500 Property type House Suburb ASHBURTON

Period - From 30/05/2020 to 30/11/2020 Source CoreLogic

Comparable property sales

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 13 Ambon Street Ashburton	\$1,405,000	23/11/2020
2 4 Sunderland Avenue Ashburton	\$1,330,000	13/10/2020
3 4 Crete Avenue Ashburton	\$1,365,000	01/10/2020

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: 30/11/2020