

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

28 Baird Street, Ashburton, VIC 3147

### Indicative selling price

Single Price or Range between

\$1,600,000 - \$1,760,000

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

### Median sale price

Median Price

\$1,506,011

Property Type

House

Suburb

ASHBURTON

Period From

28/03/2019

Period To

24/09/2019

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



#### 19 BRIDGES STREET GLEN IRIS

4 1 1

Price \$1,760,000

Date of Sale 14/09/2019

Land 714 sqm



#### 32 BAKER PARADE ASHBURTON

3 1 2

Price \$1,715,000

Date of Sale 15/06/2019

Land 664 sqm



#### 37 HILLTOP AVENUE GLEN IRIS

3 1 2

Price \$1,675,000

Date of Sale 08/06/2019

Land 754 sqm