

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 Ashburn Grove, Ashburton Vic 3147
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Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$1,252,500	House		Unit	X	Suburb	Ashburton
Period - From	01/07/2017	to	30/06/2018	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	1/631 Waverley Rd MALVERN EAST 3145	\$762,000	05/05/2018
2	105/108 Glen Iris Rd GLEN IRIS 3146	\$712,500	21/04/2018
3	2/11a Marquis St ASHBURTON 3147	\$690,000	30/06/2018

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.



 3  1  1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending June 2018: \$1,252,500

Comparable Properties



1/631 Waverley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  2  2

Price: \$762,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Townhouse (Res)



105/108 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  2

Price: \$712,500
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: Apartment



2/11a Marquis St ASHBURTON 3147 (REI)

Agent Comments

 2  2  1

Price: \$690,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: Townhouse (Res)