

3/7 Y Street, Ashburton Vic 3147



2 Bed 2 Bath 2 Car
Property Type: Villa Unit
Indicative Selling Price
 \$700,000 - \$750,000
Median Unit Price
 Year ending June 2018: \$1,252,500

Comparable Properties



3/46 Summerhill Road, Glen Iris 3141 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$731,000
Method: Auction Sale
Date: 23/06/2018
Property Type: Apartment
Agent Comments: Same accommodation, similar location, superior condition recently renovated. Inferior internal size



105/108 Glen Iris Road, Glen Iris 3146 (REI/VG)
2 Bed 2 Bath 2 Car
Price: \$712,500
Method: Auction Sale
Date: 21/04/2018
Property Type: Apartment
Agent Comments: Same accommodation, superior condition newer build, inferior size and location



2/1 Maverston Street, Glen Iris 3146 (REI)
2 Bed 1 Bath 1 Car
Price: \$710,000
Method: Auction Sale
Date: 18/08/2018
Property Type: Unit
Agent Comments: Inferior size and accommodation, updated superior location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

3/7 Y Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,252,500 Unit X Suburb Ashburton

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales

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
3/46 Summerhill Road, GLEN IRIS 3146	\$731,000	23/06/2018
105/108 Glen Iris Road, GLEN IRIS 3146	\$712,500	21/04/2018
2/1 Maverston Street, GLEN IRIS 3146	\$710,000	18/08/2018