

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

44 Munro Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Ashburton

Period - From 01/04/2019

to 30/06/2019

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.

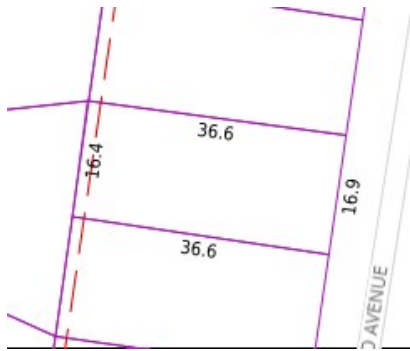
	Address of comparable property	Price	Date of sale
1	32 Baker Pde ASHBURTON 3147	\$1,715,000	15/06/2019
2	22 Somerset Rd GLEN IRIS 3146	\$1,710,000	29/06/2019
3	66 Queens Pde GLEN IRIS 3146	\$1,682,000	07/09/2019

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:

02/10/2019 15:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
June quarter 2019: \$1,410,000

Comparable Properties



32 Baker Pde ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,715,000
Method: Auction Sale
Date: 15/06/2019
Property Type: House (Res)
Land Size: 664 sqm approx



22 Somerset Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 29/06/2019
Property Type: House (Res)



66 Queens Pde GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,682,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 7
Property Type: House (Res)