

## 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

47 Sunderland Avenue Ashburton VIC 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,295,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,690,000

Property type

House

Suburb

Ashburton

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

### 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 6 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

50A Baird Street Ashburton VIC 3147	\$2,340,000	24-Apr-21
96 Nicholas Street Ashburton VIC 3147	\$2,160,000	20-Feb-21

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 6 months.

This Statement of Information was prepared on: 03 August 2021

**50A Baird Street Ashburton VIC 3147**

4 3 2

Sold Price <sup>RS</sup> **\$2,340,000** Sold Date **24-Apr-21**Distance **0.97km****96 Nicholas Street Ashburton VIC 3147**

4 3 2

Sold Price **\$2,160,000** Sold Date **20-Feb-21**Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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