

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 53 Munro Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,770,000 Property Type House Suburb Ashburton
Period - From 01/01/2021 to 31/03/2021 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	45 Aitchison Av ASHBURTON 3147	\$2,625,000	15/05/2021
2	26 Highgate Gr ASHBURTON 3147	\$2,510,000	08/05/2021
3	14 Samarinda Av ASHBURTON 3147	\$2,560,000	21/04/2021

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: 16/06/2021 16:19



 4  3.5  2

Rooms: 10
Property Type: House
Land Size: 730 sqm approx

Agent Comments

Spacious 46 squares of Lifestyle Enjoyment, Established garden with a frontage of 18.2m, Wrap Around Merbau Decking, Multiple Living & Dining Zones, 2 Main Bedroom Suites of Luxurious Proportions, Upstairs Family / Childrens Retreat, Home Theatre & Private Office, Security System, RC Entrance Gate

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
March quarter 2021: \$1,770,000

Comparable Properties



45 Aitchison Av ASHBURTON 3147 (REI)

Agent Comments

 4  2  2

Price: \$2,625,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)



26 Highgate Gr ASHBURTON 3147 (REI)

Agent Comments

 4  3  3

Price: \$2,510,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 768 sqm approx



14 Samarinda Av ASHBURTON 3147 (REI)

Agent Comments

 4  2  2

Price: \$2,560,000
Method: Auction Sale
Date: 21/04/2021
Property Type: House (Res)
Land Size: 602 sqm approx