

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property offered for	sale							
Address Including suburb and postcode	4/23 Ashburn Grove, Ashburton Vic 3147							
Indicative selling pri	ce							
For the meaning of this	price see co	nsumer.vic.gov.	au/under	quoting				
Range between \$660	,000	&	\$700),000				
Median sale price								
Median price \$1,282	,500 He	ouse	Unit	Х		Suburb	Ashburton	
Period - From 01/07/2	2016 to	30/06/2017		Source	REIV			
Comparable property sales (*Delete A or B below as applicable)								
A* Those are the t	hraa prapart	ioo oold within t	ua kiloma	strop of th	o propor	tu for colo	in the last six	

These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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		
2		
3		

OR

В* 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.

Account - Tim Dwyer Ashburton | P: 9885 6688 | F: 9885 9078



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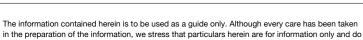
Rooms: Property Type: Unit **Agent Comments**

Indicative Selling Price \$660,000 - \$700,000 **Median Unit Price** Year ending June 2017: \$1,282,500

Comparable Properties

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not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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