

#### Property offered for sale

Address: 33 Munro Avenue Ashburton

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,950,000 & \$2,145,000

#### Median sale price

Median price: \$1,850,000 House Suburb: Ashburton  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### 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.



#### 22 Duke St ASHBURTON

4 2 2

Superbly located in one of Ashburton's most impressive and sought-after streets, behind a classic c1930 Californian

**Sold by Auction** \$2,170,000  
**Date Sold** Jun 2017  
**Land** 697 SqM



#### 55 Fakenham Rd ASHBURTON

4 1 1

An outstanding setting opposite Ashburton park creates a magnificent opportunity for buyers with vision. A generous

**Sold by Auction** \$1,972,500  
**Date Sold** May 2017  
**Land** 676 SqM



#### 19 Munro Av ASHBURTON

4 2 2

**Sold by Private Sale** \$2,270,000  
**Date Sold** Apr 2017  
**Land** 761 SqM