

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

1/53 Winton Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,880,000 Property Type House Suburb Ashburton

Period - From 01/07/2021 to 30/09/2021 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	2b Brunel St MALVERN EAST 3145	\$2,110,000	18/08/2021
2	22A Millewa Av MALVERN EAST 3145	\$2,067,000	03/07/2021
3	7a Wirraway Ct ASHBURTON 3147	\$1,900,000	28/10/2021

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:

20/11/2021 15:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
September quarter 2021: \$1,880,000

Comparable Properties



2b Brunel St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$2,110,000
Method: Sold Before Auction
Date: 18/08/2021
Property Type: House (Res)
Land Size: 235 sqm approx



22A Millewa Av MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$2,067,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 350 sqm approx



7a Wirraway Ct ASHBURTON 3147 (REI) Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 28/10/2021
Property Type: House (Res)

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