

Statement of Information  
**Multiple residential properties located in the  
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Unit offered for sale**

Address  
 Including suburb and  
 postcode

348-350 Warrigal Road, Ashburton
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**Indicative selling price**

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Type 1 - 2 Bedroom, 2 Bathroom		Or range between	\$1,750,000		\$1,765,000
Type 2 - 3 Bedroom, 3 Bathroom		Or range between	\$1,800,000	&	\$1,900,000
Type 3 - 3 Bedroom, 3 Bathroom		Or range between	\$1,995,000	&	\$2,150,000
		Or range between	\$*	&	\$
		Or range between	\$*	&	\$

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price	\$1,210,000	Suburb	Ashburton
Period - From	01/07/2018	To	30/06/2019
Source	REIV		

**Comparable property sales (\*Delete A or B below as applicable)**

~~A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

**Unit type or class**

Type 1 - 2 Bedroom, 2 Bathroom	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

Type 2 - 3 Bedroom, 3 Bathroom	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

Type 3 - 3 Bedroom, 3 Bathroom	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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