# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/4 Wilgra Avenue, Ashburton Vic 3147

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,400,000		&		\$1,540,000				
Median sale price									
Median price	\$1,788,888	Pro	Property Type Hou		ise		Suburb	Ashburton	
Period - From	01/07/2019	to	30/09/2019	)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8a Carool Rd ASHBURTON 3147	\$1,600,000	29/07/2019
2	2/15 Mernda Av ASHBURTON 3147	\$1,590,000	19/10/2019
3			

OR

**B**<sup>\*</sup> 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.

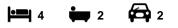
This Statement of Information was prepared on:

18/11/2019 17:34



#### MARSHALLWHITE





**Property Type:** House Agent Comments

Duane Wolowiec 03 8862 4914 0418 567 581 duane.wolowiec@marshallwhite.com.au

> Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price September quarter 2019: \$1,788,888

# **Comparable Properties**

8a Carool Rd ASHBURTON 3147 (REI)   Image: A image: Base in the state in	Agent Comments
2/15 Mernda Av ASHBURTON 3147 (REI)	Agent Comments
Price: \$1,590,000 Method: Auction Sale Date: 19/10/2019 Property Type: House (Res) Land Size: 296 sqm approx	

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 - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do 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.