

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

2/4 Wilgra Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,788,888

Property Type

House

Suburb

Ashburton

Period - From

01/07/2019

to

30/09/2019

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	8a Carol 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* 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:

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

September quarter 2019: \$1,788,888



4 2 2

Property Type: House

Agent Comments

Comparable Properties



8a Carool Rd ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 29/07/2019

Rooms: 7

Property Type: Townhouse (Single)



2/15 Mernda Av ASHBURTON 3147 (REI)

Agent Comments

3 2 3

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.