

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

Unit 1, 2, 3 & 4 of 6-8 Carool Road, Ashburton
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Indicative selling price

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

Unit type or class e.g. One bedroom units		Lower price	&	Higher price
Unit 1 - 4 bedroom	Range between	\$1,800,000		\$1,980,000
Unit 2 - 4 bedroom	Range between	\$1,700,000		\$1,870,000
Unit 3 - 4 bedroom	Range between	\$1,700,000		\$1,870,000
Unit 4 - 4 bedroom	Range between	\$1,700,000		\$1,870,000

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales

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.

Unit type or class

E.g. One bedroom units

	Address of comparable properties for Unit 1	Price	Date of sale
3 / 4 Bedroom Units/Townhouses	1/30 Aisbett Avenue, Camberwell	\$1,880,000	25/03/2017
	52 Denman Avenue, Glen Iris	\$1,950,000	04/03/2017
	1 / 4 Estella Street, Glen Iris	\$1,870,000	10/12/2016

Unit type or class

E.g. One bedroom units

	Address of comparable properties for Units 2, 3, 4	Price	Date of sale
3 / 4 Bedroom Units/Townhouses	30 Glen Road, Ashburton	\$1,760,000	25/02/2017
	1 / 4 Estella Street, Glen Iris	\$1,870,000	10/12/2016
	1/7 Y Street, Ashburton	\$1,710,000	26/11/2016