

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 25 Munro Avenue, Ashburton Vic 3147

Indicative selling price

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

Single price \$1,865,000

Median sale price

Median price \$1,850,000 House Unit Suburb Ashburton

Period - From 01/07/2017 to 30/06/2018 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	8 Audrey Cr GLEN IRIS 3146	\$1,910,000	18/08/2018
2	55 Munro Av ASHBURTON 3147	\$1,910,000	28/04/2018
3	18 Ward St ASHBURTON 3147	\$1,815,000	06/04/2018

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.~~

25 Munro Avenue, Ashburton Vic 3147



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 765 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,865,000
Median House Price
Year ending June 2018: \$1,850,000

Comparable Properties



8 Audrey Cr GLEN IRIS 3146 (REI)

[Agent Comments](#)



Price: \$1,910,000
Method: Auction Sale
Date: 18/08/2018
Rooms: 6
Property Type: House (Res)
Land Size: 781 sqm approx



55 Munro Av ASHBURTON 3147 (REI)

[Agent Comments](#)



Price: \$1,910,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: House (Res)



18 Ward St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)



Price: \$1,815,000
Method: Private Sale
Date: 06/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 603 sqm approx