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	Hous	se X	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.

Ad	dress 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.

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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.



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)





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)

|---| 3 **|--**| 1 **|-**-| 1

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

18 Ward St ASHBURTON 3147 (REI/VG)



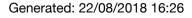
Price: \$1,815,000 Method: Private Sale Date: 06/04/2018 Rooms: 5 Property Type: House (Res) Land Size: 603 sqm approx Agent Comments

Agent Comments

Agent Comments

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