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	6/9 Sunderland Avenue Ashburton VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,200,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,255,500	Property type	Unit	Suburb	Ashburton
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

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 6 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
3/4 Avoca Court Ashwood VIC 3147	$1,095,000	27-Dec-20
1/7-9 Edmonds Avenue Ashwood VIC 3147	$1,250,000	31-Oct-20
1/19 Gloucester Road Ashburton VIC 3147	$1,285,000	04-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 20 April 2021

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3/4 Avoca Court Ashwood VIC 3147

3 2 1

Sold Price **$1,095,000** Sold Date **27-Dec-20**

Distance **1.08km**



1/7-9 Edmonds Avenue Ashwood VIC 3147

3 2 1

Sold Price RS **$1,250,000** UN Sold Date **31-Oct-20**

Distance **0.95km**



1/19 Gloucester Road Ashburton VIC 3147

3 2 2

Sold Price **$1,285,000** Sold Date **04-Nov-20**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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