Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	319 Chambers Road, Ashbourne

Indicative selling price

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

range between $1,150,000 & $1,220,000

Median sale price

Median price	N/A	Property type	House	Suburb	Ashbourne
Period - From		to		Source	realestate.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 40 Shannon Court, Woodend	$1,175,000	February 2021
2 10 O'Brien Court, Woodend	$1,195,000	November 2020
3 100 Donovans Road, Woodend	$1,171,000	October 2020

This Statement of Information was prepared on: 20th April, 2021