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	161 Chambers Road, Ashbourne, 3442

Indicative selling price

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

$330,000	or range between	$	&	$

Median sale price

Median price	$1,562,500	Property type	House	Suburb	Ashbourne
Period - From	January 2022	to	February 2023	Source	Pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21st February 2023