

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

1/35 Sunderland Avenue, Ashburton Vic 3147

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$865,000 Property Type Unit Suburb Ashburton

Period - From 29/10/2023 to 28/10/2024 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	3/56 Webster St MALVERN EAST 3145	\$796,000	12/10/2024
2	1/24 Leopold St BURWOOD 3125	\$847,000	18/07/2024
3	2/28 Shaw St ASHWOOD 3147	\$775,000	08/06/2024

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.~~

This Statement of Information was prepared on:

29/10/2024 11:19



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

29/10/2023 - 28/10/2024: \$865,000

Comparable Properties



3/56 Webster St MALVERN EAST 3145 (REI)

Agent Comments

2 1 2

Price: \$796,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Unit



1/24 Leopold St BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$847,000

Method: Auction Sale

Date: 18/07/2024

Property Type: Unit



2/28 Shaw St ASHWOOD 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$775,000

Method: Auction Sale

Date: 08/06/2024

Property Type: Unit

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