

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

2 Buna Court, Ashburton Vic 3147

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$2,115,000

House

X

Unit

Suburb

Ashburton

Period - From 01/01/2018

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	12a Marquis St ASHBURTON 3147	\$1,948,000	24/03/2018
2	57 Fakenham Rd ASHBURTON 3147	\$1,920,000	12/05/2018
3	55 Munro Av ASHBURTON 3147	\$1,910,000	28/04/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1185 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

March quarter 2018: \$2,115,000

Comparable Properties



12a Marquis St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,948,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 776 sqm approx



57 Fakenham Rd ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,920,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 670 sqm approx



55 Munro Av ASHBURTON 3147 (REI)

Agent Comments



728sqm

Price: \$1,910,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)