

## 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 price

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

Range between  &

##### Median sale price

Median price	<input type="text" value="\$2,115,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Ashburton"/>
Period - From	<input type="text" value="01/01/2018"/>	to	<input type="text" value="31/03/2018"/>	Source	<input type="text" value="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

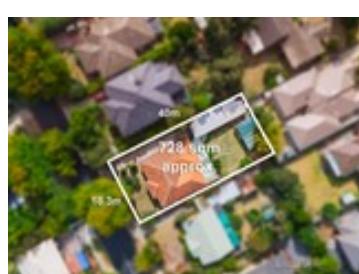
## Comparable Properties

**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

**Price:** \$1,910,000**Method:** Auction Sale**Date:** 28/04/2018**Rooms:** -**Property Type:** House (Res)