

# 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 3 Anson Court, Ashburton, Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,915,000 Property type *House* Suburb Ashburton

Period - From 01/10/2023 to 31/12/2023 Source  PropTrack

### 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
30 Gloucester Road, Ashburton, VIC 3147	\$1,490,000	24/11/2023
4 Sunderland Avenue, Ashburton, VIC 3147	\$1,460,000	14/01/2024
9 Warner Avenue, Ashburton, VIC 3147	\$1,485,000	26/08/2023

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: 25/01/2024