

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

5 WIRRAWAY COURT ASHBURTON VIC 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,927,500

Property type

House

Suburb

Ashburton

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

3 ANSON COURT ASHBURTON VIC 3147	\$1,430,000	17-Feb-24
10 GONA COURT ASHBURTON VIC 3147	\$1,400,000	25-Mar-24
64 ARGYLL STREET MALVERN EAST VIC 3145	\$1,360,000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 21 June 2024



3 ANSON COURT ASHBURTON VIC 3147

Sold Price

\$1,430,000

Sold Date

17-Feb-24

 3  1  2

Distance

0.1km



10 GONA COURT ASHBURTON VIC 3147

Sold Price

^{RS} **\$1,400,000** ^{UN}

Sold Date

25-Mar-24

 3  1  -

Distance

0.5km



64 ARGYLL STREET MALVERN EAST VIC 3145

Sold Price

\$1,360,000

Sold Date

16-Mar-24

 3  1  2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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