

## Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

|                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| Address (including suburb and postcode) | 7/12–14 High Street Road, Ashburton VIC 3147 |
| Unit type or class                      | 4 Bedroom, 3 Bathroom                        |

### Indicative selling price

|                       |              |
|-----------------------|--------------|
| Single price or range | Single price |
| Price                 | \$1,395,000  |

### Suburb unit median sale price

|              |                               |
|--------------|-------------------------------|
| Median price | \$1,873,500                   |
| Suburb       | Ashburton                     |
| Period       | From 01/04/2025 To 30/06/2025 |
| Source       | REIV                          |

### Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale.

| Address of comparable property           | Price       | Date of sale |
|------------------------------------------|-------------|--------------|
| 1A Derna Road, Ashburton VIC 3147        | \$1,718,000 | 12 June 2025 |
| 9A Stocks Avenue, Ashburton VIC 3147     | \$2,350,000 | 4 June 2025  |
| 61 Victory Boulevard, Ashburton VIC 3147 | \$1,650,000 | 8 April 2025 |

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This Statement of Information was prepared in accordance with Section 47AF of the Estate Agents Act 1980.

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