

# 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

|  |
|--|
| 1/18 St Georges Crescent, 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 

|             |
|-------------|
| \$1,800,000 |
|-------------|

 & 

|             |
|-------------|
| \$1,950,000 |
|-------------|

### Median sale price

Median price 

|             |
|-------------|
| \$1,396,000 |
|-------------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|           |
|-----------|
| Ashburton |
|-----------|

Period - From 

|            |
|------------|
| 01/01/2023 |
|------------|

 to 

|            |
|------------|
| 31/12/2023 |
|------------|

 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 | 56 Gloucester Rd ASHBURTON 3147 | \$1,995,000 | 05/04/2024   |
| 2 | 4a Crete Av ASHBURTON 3147      | \$1,950,000 | 21/03/2024   |
| 3 | 52b Morotai Av ASHBURTON 3147   | \$1,880,000 | 10/11/2023   |

**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: 

|                  |
|------------------|
| 10/04/2024 13:14 |
|------------------|

1/18 St Georges Crescent, Ashburton Vic 3147



Tony Doh  
03 9818 1888  
0419 316 676

tony.doh@belleproperty.com

**Indicative Selling Price**

\$1,800,000 - \$1,950,000

**Median Unit Price**

Year ending December 2023: \$1,396,000



4 + 2  
Study 3

**Rooms:** 8  
**Property Type:** Townhouse  
**Agent Comments**

## Comparable Properties



56 Gloucester Rd ASHBURTON 3147 (REI)

**Agent Comments**

4 3 4

**Price:** \$1,995,000  
**Method:** Private Sale  
**Date:** 05/04/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 330 sqm approx



4a Crete Av ASHBURTON 3147 (REI)

**Agent Comments**

4 3 2

**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** House  
**Land Size:** 321 sqm approx



52b Morotai Av ASHBURTON 3147 (REI)

**Agent Comments**

4 3 2

**Price:** \$1,880,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2023  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx

**Account - Belle Property Glen Iris | P: 03 98181888**



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