

## 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

1/2 CAROOL ROAD ASHBURTON VIC 3147

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,975,000

Property type

House

Suburb

Ashburton

Period-from

01 Mar 2023

to

29 Feb 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

25A AMBON STREET ASHBURTON VIC 3147	\$1,600,000	14-Oct-23
89 ASHBURN GROVE ASHBURTON VIC 3147	\$1,600,000	08-Nov-23
1B THROUGH ROAD CAMBERWELL VIC 3124	\$1,596,000	25-Nov-23

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.~~

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**25A AMBON STREET ASHBURTON** Sold Price **\$1,600,000** Sold Date **14-Oct-23**  
**VIC 3147**

 4  3  2

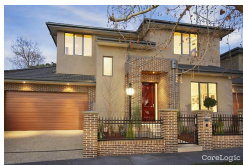
Distance **0.85km**



**89 ASHBURN GROVE ASHBURTON** Sold Price Sold Date **08-Nov-23**  
**VIC 3147**

 4  3  2

Distance **0.93km**



**1B THROUGH ROAD CAMBERWELL** Sold Price **\$1,596,000** Sold Date **25-Nov-23**  
**VIC 3124**

 3  2  2

Distance **1.62km**

RS = Recent sale      UN = Undisclosed Sale

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