### 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

1/29 Beatty Crescent, Ashburton Vic 3147

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,350,000		&		\$1,450,000					
Median sale p	rice									
Median price	\$1,932,500	Pro	operty Type	Hou	se		Suburb	Ashburton		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Essex St GLEN IRIS 3146	\$1,528,000	13/09/2023
2	4 Thomas St MALVERN EAST 3145	\$1,460,000	15/09/2023
3	28 Essex St GLEN IRIS 3146	\$1,405,000	11/11/2023

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:

29/02/2024 10:52



1/29 Beatty Crescent, Ashburton Vic 3147

# shelter. Real Fstate

Todd Braggins 03 9889 3990 0420 618 618



Rooms: 5 Property Type: House Land Size: 464 sqm approx

**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median House Price** Year ending December 2023: \$1,932,500

todd@shelterrealestate.com.au

Agent Comments

Nestled in a family friendly guiet crescent, this fully detached home, situated on a sizeable corner allotment exudes a warm and inviting ambiance whilst delivering a low maintenance single level floorplan.

## **Comparable Properties**



4 Essex St GLEN IRIS 3146 (REI/VG)

4 Thomas St MALVERN EAST 3145 (REI/VG)

**6** 2



Price: \$1,528,000 Method: Private Sale Date: 13/09/2023 Property Type: House Land Size: 508 sqm approx Agent Comments

Agent Comments



Price: \$1,460,000 Method: Private Sale Date: 15/09/2023 Property Type: House Land Size: 348 sqm approx

3

28 Essex St GLEN IRIS 3146 (REI/VG)



Agent Comments

Price: \$1,405,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 348 sqm approx

#### Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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