

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 between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,932,500

Property Type

House

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	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



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

Agent Comments

Nestled in a family friendly quiet 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.

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2023: \$1,932,500

Comparable Properties



4 Essex St GLEN IRIS 3146 (REI/VG)

Agent Comments



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



4 Thomas St MALVERN EAST 3145 (REI/VG)

Agent Comments



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



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