

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

1/7 Y Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,333,500

Property Type Unit

Suburb Ashburton

Period - From 14/02/2023

to 13/02/2024

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	8 Carool Rd ASHBURTON 3147	\$1,899,000	28/10/2023
2	1/65 Glen Iris Rd GLEN IRIS 3146	\$1,860,000	20/09/2023
3	2/96 Summerhill Rd GLEN IRIS 3146	\$1,640,000	09/09/2023

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:

14/02/2024 17:23



Rooms: 5
Property Type: Townhouse (Res)
Land Size: 295 sqm approx
Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median Unit Price

14/02/2023 - 13/02/2024: \$1,333,500

Comparable Properties

8 Carol Rd ASHBURTON 3147 (VG)

Agent Comments



Price: \$1,899,000
Method: Sale
Date: 28/10/2023
Property Type: Flat/Unit/Apartment (Res)



1/65 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,860,000
Method: Private Sale
Date: 20/09/2023
Property Type: Townhouse (Single)



2/96 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,640,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Townhouse (Res)