## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 1/7 Y Street, Ashburton Vic 3147

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,600,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,333,500	Pro	operty Type	Unit			Suburb	Ashburton
Period - From	14/02/2023	to	13/02/2024		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.

Add	dress 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.

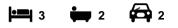
This Statement of Information was prepared on:

14/02/2024 17:23









Rooms: 5 Property Type: Townhouse (Res) Land Size: 295 sqm approx Agent Comments Damien Davis 03 9810 5000 0409 961 264 damiendavis@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,750,000 Median Unit Price 14/02/2023 - 13/02/2024: \$1,333,500

# **Comparable Properties**

8 Carool Rd ASHBURTON 3147 (VG)



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



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)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





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