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

11 St Georges Crescent, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$1,932,500	Pro	operty Type	Ηοι	ise		Suburb	Ashburton
Period - From	01/04/2023	to	30/06/2023		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 sixmonths 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		
2		
3		

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:

03/10/2023 17:16



11 St Georges Crescent, Ashburton Vic 3147

FitchPartners



Rooms: 7 Property Type: House Land Size: 1118 sqm approx Agent Comments Alex Voronin 03 9114 9890 0411 507 028 alex@fitchpartners.com.au

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price June quarter 2023: \$1,932,500

Comparable Properties

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.

Account - FITCH PARTNERS PTY LTD | P: 0391149888





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