

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

12 Keyes Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,800,000 & \$3,050,000

Median sale price

Median price \$1,915,000 Property Type House Suburb Ashburton

Period - From 01/07/2022 to 30/06/2023 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	13 Albion Rd GLEN IRIS 3146	\$3,095,000	07/04/2023
2	5 Oliver St ASHBURTON 3147	\$2,900,000	22/04/2023
3	44 Baird St ASHBURTON 3147	\$2,900,000	10/06/2023

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:

02/09/2023 07:30



4 2 3

Rooms: 10
Property Type: House
[Agent Comments](#)

Indicative Selling Price
\$2,800,000 - \$3,050,000
Median House Price
Year ending June 2023: \$1,915,000

Comparable Properties



13 Albion Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

5 2 5

Price: \$3,095,000
Method: Private Sale
Date: 07/04/2023
Property Type: House
Land Size: 600 sqm approx



5 Oliver St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

4 4 2

Price: \$2,900,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 632 sqm approx



44 Baird St ASHBURTON 3147 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,900,000
Method: Private Sale
Date: 10/06/2023
Property Type: House

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