

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 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$2,101,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 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	30 Gloucester Rd ASHBURTON 3147	\$1,490,000	23/11/2023
2	4 Sunderland Av ASHBURTON 3147	\$1,460,000	14/01/2024
3	3 Anson Ct ASHBURTON 3147	\$1,430,000	17/02/2024

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:

22/03/2024 10:56

12 Nicholas Street, Ashburton Vic 3147

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  1  1

Property Type: House
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
December quarter 2023: \$2,101,000

Comparable Properties



30 Gloucester Rd ASHBURTON 3147 (REI/VG) **Agent Comments**

 3  2  1

Price: \$1,490,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: House (Res)
Land Size: 612 sqm approx



4 Sunderland Av ASHBURTON 3147 (REI) **Agent Comments**

 3  1  2

Price: \$1,460,000
Method: Private Sale
Date: 14/01/2024
Property Type: House
Land Size: 639 sqm approx



3 Anson Ct ASHBURTON 3147 (REI) **Agent Comments**

 3  1  2

Price: \$1,430,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 612 sqm approx

Account - Heavyside



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