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	15 Fakenham Road, Ashburton Vic 3147
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$2,101,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	12 Bath Rd GLEN IRIS 3146	\$1,850,000	03/11/2023
2	14 Lillian St GLEN IRIS 3146	\$1,730,000	08/09/2023
3	52 Dent St GLEN IRIS 3146	\$1,650,000	16/09/2023

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:	29/01/2024 10:56





Mike Millington 03 9889 3990 0411 300 205

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price**

December guarter 2023: \$2,101,000

michael@shelterrealestate.com.au

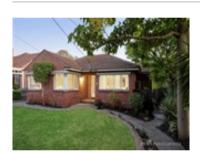




Property Type: House (Res) Land Size: 543 sqm approx **Agent Comments**

Timeless with its enduring Art Deco character, this delightful treasure packs as much pride as it has promise on 543sgm (approx).

Comparable Properties



12 Bath Rd GLEN IRIS 3146 (REI)





Price: \$1,850,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments



14 Lillian St GLEN IRIS 3146 (REI/VG)





Price: \$1,730,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments



52 Dent St GLEN IRIS 3146 (REI/VG)



Price: \$1,650,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 570 sqm approx Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990



