Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,280,000

Property offered for sale

Address Including suburb and postcode 17 Boyle Street, Ashburton Vic 3147	
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Indicative selling price

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

Median sale price

Median price	\$2,020,000	Pro	perty Type	House		Suburb	Ashburton
Period - From	01/07/2023	to	30/09/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

16 Poulter St ASHBURTON 3147

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.

Α	ddress of comparable property	Price	Date of sale
1	37 Welfare Pde GLEN IRIS 3146	\$2,350,000	17/08/2023
2	43 Munro Av ASHBURTON 3147	\$2,345,000	19/05/2023

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:	06/11/2023 10:52



09/09/2023



Steve Koutsantonis 03 9889 3990 0400 128 495 steve@shelterrealestate.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price**

September quarter 2023: \$2,020,000

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments



Manicured gardens and a pristine, stately façade introduce this luxurious single level home defined by superior craftsmanship and contemporary sophistication.

Comparable Properties



37 Welfare Pde GLEN IRIS 3146 (REI/VG)





Price: \$2,350,000

Method: Sold Before Auction

Date: 17/08/2023

Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments



43 Munro Av ASHBURTON 3147 (REI/VG)







Price: \$2,345,000 Method: Private Sale Date: 19/05/2023 Property Type: House

Land Size: 731 sqm approx

Agent Comments



16 Poulter St ASHBURTON 3147 (REI)





Price: \$2,280,000 Method: Auction Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 677 sqm approx Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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