

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

17 Boyle Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,020,000 Property 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)

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	37 Welfare Pde GLEN IRIS 3146	\$2,350,000	17/08/2023
2	43 Munro Av ASHBURTON 3147	\$2,345,000	19/05/2023
3	16 Poulter St ASHBURTON 3147	\$2,280,000	09/09/2023

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:

06/11/2023 10:52



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.

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

September quarter 2023: \$2,020,000

Comparable Properties



37 Welfare Pde GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,350,000

Method: Sold Before Auction

Date: 17/08/2023

Property Type: House (Res)

Land Size: 680 sqm approx



43 Munro Av ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$2,345,000

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 731 sqm approx



16 Poulter St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,280,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 677 sqm approx