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

19 Vears Road, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	between \$1,700,000		&		\$1,850,000			
Median sale price								
Median price	\$1,932,500	Pro	operty Type	Hou	ISE		Suburb	Ashburton
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	12 Bath Rd GLEN IRIS 3146	\$1,850,000	03/11/2023
2	2 Loloma Ct GLEN IRIS 3146	\$1,750,000	12/12/2023
3	16 Harrison Av BURWOOD 3125	\$1,735,000	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:

05/02/2024 14:07









Rooms: 5 Property Type: House (Res) Land Size: 755.041 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price Year ending December 2023: \$1,932,500

Comparable Properties

12 Bath Rd GLEN IRIS 3146 (REI) 3 1 2 Price: \$1,850,000 Method: Sold Before Auction Date: 03/11/2023 Property Type: House (Res) Land Size: 700 sqm approx	Agent Comments
2 Loloma Ct GLEN IRIS 3146 (REI) 3 1 2 2 Price: \$1,750,000 Method: Private Sale Date: 12/12/2023 Property Type: House Land Size: 802 sqm approx	Agent Comments
16 Harrison Av BURWOOD 3125 (REI) 4 2 1 Price: \$1,735,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 786 sqm approx	Agent Comments

Account - Fletchers | P: 03 9885 3333



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