

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 between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,932,500 Property Type House Suburb Ashburton

Period - From 01/01/2023 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	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



3 1 0

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)

Agent Comments

3 1 2

Price: \$1,850,000
Method: Sold Before Auction
Date: 03/11/2023
Property Type: House (Res)
Land Size: 700 sqm approx



2 Loloma Ct GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$1,750,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 802 sqm approx



16 Harrison Av BURWOOD 3125 (REI)

Agent Comments

4 2 1

Price: \$1,735,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 786 sqm approx

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