

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

2/17 Ashburn Grove, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,905,000 Property Type House Suburb Ashburton

Period - From 01/10/2022 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 | 12 Gauntlet Rd MALVERN EAST 3145 | \$1,202,000 | 23/09/2023 |
| 2 | 43 Margot St CHADSTONE 3148 | \$1,121,000 | 26/08/2023 |
| 3 | 7 Karrin Ct ASHWOOD 3147 | \$1,100,000 | 25/07/2023 |

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: 19/10/2023 17:20



Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



12 Gauntlet Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,202,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



43 Margot St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,121,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



7 Karrin Ct ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 25/07/2023

Property Type: Townhouse (Single)