

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

21 Beatty Crescent, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$1,915,000 Property Type House Suburb Ashburton

Period - From 01/07/2022 to 30/06/2023 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	49 Nicholas St ASHBURTON 3147	\$1,900,000	28/07/2023
2	32 Alamein Av ASHBURTON 3147	\$1,737,000	02/09/2023
3	52 Dent St GLEN IRIS 3146	\$1,650,000	16/09/2023

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:

21/09/2023 09:27

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 3  1  2

Property Type: House (Res)

Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000
Median House Price
Year ending June 2023: \$1,915,000

Comparable Properties



49 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

 3  1  2

Price: \$1,900,000

Method: Sold Before Auction

Date: 28/07/2023

Property Type: House (Res)

Land Size: 697 sqm approx



32 Alamein Av ASHBURTON 3147 (REI)

Agent Comments

 2  1  2

Price: \$1,737,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 625 sqm approx



52 Dent St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  1

Price: \$1,650,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 570 sqm approx

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