

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

25 Beatty Crescent, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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 Tower Hill Rd GLEN IRIS 3146	\$2,050,000	15/11/2023
2	22 Madeline St GLEN IRIS 3146	\$1,938,000	24/02/2024
3	91 Nicholas St ASHBURTON 3147	\$1,850,000	28/02/2024

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:

25/03/2024 10:03



Rooms: 9
Property Type: House
Land Size: 669 sqm approx

Agent Comments

Immediate appealing with options for the future, this updated brick home features multiple living areas, a contemporary kitchen, separate two-room studio with bathroom and northern rear garden with pool.

Indicative Selling Price
\$1,800,000 - \$1,900,000

Median House Price
Year ending December 2023: \$1,932,500

Comparable Properties



12 Tower Hill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,050,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: House (Res)
Land Size: 728 sqm approx



22 Madeline St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,938,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 627 sqm approx



91 Nicholas St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,850,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 676 sqm approx