

# 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

3/2 Y Street, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Ashburton

Period - From 04/07/2023 to 03/07/2024 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	1/14 Lucerne St ASHBURTON 3147	\$1,775,000	29/05/2024
2	3/2 Johnston St ASHBURTON 3147	\$1,743,000	27/02/2024
3	35 Gloucester Rd ASHBURTON 3147	\$1,710,000	20/03/2024

**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:

04/07/2024 10:29



**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**1/14 Lucerne St ASHBURTON 3147 (REI)**

**Agent Comments**



**Price:** \$1,775,000

**Method:** Private Sale

**Date:** 29/05/2024

**Property Type:** Townhouse (Res)



**3/2 Johnston St ASHBURTON 3147 (REI/VG)**

**Agent Comments**



**Price:** \$1,743,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** Townhouse (Res)



**35 Gloucester Rd ASHBURTON 3147 (REI/VG)**

**Agent Comments**



**Price:** \$1,710,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** House (Res)

**Land Size:** 324 sqm approx