

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 32 St Georges Crescent, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,101,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 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	33 Highgate Gr ASHBURTON 3147	\$2,280,000	02/03/2024
2	4 Dundonald Av MALVERN EAST 3145	\$2,260,000	15/02/2024
3	60 Munro Av ASHBURTON 3147	\$2,115,000	05/03/2024

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: 04/04/2024 09:44



4 2 2

Property Type: House (Res)

Land Size: 659 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2023: \$2,101,000

Comparable Properties



33 Highgate Gr ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$2,280,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 516 sqm approx



4 Dundonald Av MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$2,260,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res)

Land Size: 594 sqm approx



60 Munro Av ASHBURTON 3147 (REI)

Agent Comments

5 2 2

Price: \$2,115,000

Method: Private Sale

Date: 05/03/2024

Property Type: House (Res)

Land Size: 696 sqm approx

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