Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 35 Solway Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,700,000		&		\$1,850,0	00		
Median sale price								
Median price	\$2,020,000	Pro	Property Type Hou		se Si		Suburb	Ashburton
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	49 Nicholas St ASHBURTON 3147	\$1,900,000	28/07/2023
2	12 Winifred Cr GLEN IRIS 3146	\$1,850,000	24/06/2023
3	21 Beatty Cr ASHBURTON 3147	\$1,745,000	28/10/2023

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:

22/11/2023 10:25







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price September quarter 2023: \$2,020,000

Comparable Properties

49 Nicholas St ASHBURTON 3147 (REI) 3 1 2 Price: \$1,900,000 Method: Sold Before Auction Date: 28/07/2023 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
12 Winifred Cr GLEN IRIS 3146 (REI/VG) 3 2 2 2 Price: \$1,850,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 558 sqm approx	Agent Comments
21 Beatty Cr ASHBURTON 3147 (REI) 3 1 2 Price: \$1,745,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)	Agent Comments

Account - Marshall White | P: 03 9822 9999



propertydata

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