

# 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

387 High 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 \$1,865,000 Property Type House Suburb Ashburton

Period - From 01/01/2024 to 31/03/2024 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	91 Nicholas St ASHBURTON 3147	\$1,850,000	28/02/2024
2	28 Chaleyer St GLEN IRIS 3146	\$1,750,000	20/04/2024
3	19 Vears Rd ASHBURTON 3147	\$1,725,000	27/03/2024

**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:

30/04/2024 12:00



**Property Type:** House  
**Land Size:** 840 sqm approx

**Agent Comments**

Beyond a manicured front garden and impressive facade, this immaculate family classic with spacious dual-zoned living presents an unmissable opportunity on a significant allotment of 840sqm approx.

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

March quarter 2024: \$1,865,000

## Comparable Properties



**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



**28 Chaleyer St GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 692 sqm approx



**19 Vears Rd ASHBURTON 3147 (REI)**

**Agent Comments**



**Price:** \$1,725,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** House  
**Land Size:** 755 sqm approx