## 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 387 High Street, Ashburton Vic 3147

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,865,000	Pro	Property Type Hou		ISE		Suburb	Ashburton	
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress 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



387 High Street, Ashburton Vic 3147



Lidiya Davoli 03 9889 3990 0402 225 034





Property Type: House Land Size: 840 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price March quarter 2024: \$1,865,000

lidiya@shelterrealestate.com.au

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.

# **Comparable Properties**

91 Nicholas St ASHBURTON 3147 (REI) 4 2 2 2 Price: \$1,850,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: House (Res) Land Size: 676 sqm approx	Agent Comments
28 Chaleyer St GLEN IRIS 3146 (REI) 4 1 1 1 Price: \$1,750,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 692 sqm approx	Agent Comments
19 Vears Rd ASHBURTON 3147 (REI) 3 1 2 Price: \$1,725,000 Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 755 sqm approx	Agent Comments

#### Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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