#### 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	41 St Georges Crescent, Ashburton Vic 3147
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,740,000	&	\$1,850,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,932,500	Pro	perty Type	House		Suburb	Ashburton
Period - From	01/01/2023	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 57 Nicholas St ASHBURTON 3147 \$1,845,000 24/11/2023

1	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023
2	42 Karnak Rd ASHBURTON 3147	\$1,800,000	24/11/2023
3	4 Bardia Av ASHBURTON 3147	\$1,800,000	18/10/2023

#### 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:	27/02/2024 13:05



### woodards **W**

Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

**Indicative Selling Price** \$1,740,000 - \$1,850,000 **Median House Price** 

Year ending December 2023: \$1,932,500



Rooms: 6

Property Type: House

Land Size: 739sqm sqm approx

**Agent Comments** 

### Comparable Properties

Mapfiler @ OpenSfreetMap contributors

9.36.



57 Nicholas St ASHBURTON 3147 (REI)





Price: \$1,845,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res) Land Size: 696 sqm approx

**Agent Comments** 



42 Karnak Rd ASHBURTON 3147 (REI/VG)







Price: \$1,800,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments



4 Bardia Av ASHBURTON 3147 (VG)



Price: \$1,800,000 Method: Sale Date: 18/10/2023

Property Type: House (Res) Land Size: 620 sqm approx Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.