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

48 Gloucester Road, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,800,000		&		\$2,980,000					
Median sale p	rice									
Median price	\$2,101,000	Pro	operty Type	Hou	se		Suburb	Ashburton		
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	69 Rowen St GLEN IRIS 3146	\$3,200,000	16/03/2024
2	12 Keyes St ASHBURTON 3147	\$3,000,000	05/11/2023
3	3 Catalina Av ASHBURTON 3147	\$2,802,000	24/02/2024

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 12:01









Rooms: 5 Property Type: House (Res) Land Size: 617 sqm approx Agent Comments Indicative Selling Price \$2,800,000 - \$2,980,000 Median House Price December quarter 2023: \$2,101,000

Comparable Properties



69 Rowen St GLEN IRIS 3146 (REI)



Price: \$3,200,000 Method: Auction Sale Date: 16/03/2024 Property Type: House Land Size: 622 sqm approx Agent Comments

Agent Comments



Price: \$3,000,000 Method: Private Sale Date: 05/11/2023 Property Type: House Land Size: 591 sqm approx

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3 Catalina Av ASHBURTON 3147 (REI)

12 Keyes St ASHBURTON 3147 (REI/VG)

2

6 3



Agent Comments



Price: \$2,802,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 646 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



propertydata

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