

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 between \$2,800,000 & \$2,980,000

Median sale price

Median price \$2,101,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 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	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



3 1 2

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)

[Agent Comments](#)

4 2 3

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



12 Keys St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

4 2 3

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



3 Catalina Av ASHBURTON 3147 (REI)

[Agent Comments](#)

6 4 2

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

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