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

50A Baird Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	15 Crete Av ASHBURTON 3147	$2,310,000	11/11/2023
2	44a Nicholas St ASHBURTON 3147	$2,300,000	17/11/2023
3	11 Annetta Av ASHBURTON 3147	$2,300,000	26/09/2023

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: 22/03/2024 15:24

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50A Baird Street, Ashburton Vic 3147

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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
December quarter 2023: $2,101,000

Comparable Properties

15 Crete Av ASHBURTON 3147 (REI/VG)

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Price: $2,310,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 415 sqm approx

Agent Comments

44a Nicholas St ASHBURTON 3147 (VG)

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Price: $2,300,000
Method: Sale
Date: 17/11/2023
Property Type: Strata Unit/Townhouse -
Conjoined

Agent Comments

11 Annetta Av ASHBURTON 3147 (REI/VG)

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Price: $2,300,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 326 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999