

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

56 Gloucester Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,900,000 & \$2,080,000

Median sale price

Median price \$1,930,000 Property Type House Suburb Ashburton

Period - From 30/01/2023 to 29/01/2024 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	7 Scenic Dr ASHWOOD 3147	\$1,965,000	01/11/2023
2	52b Morotai Av ASHBURTON 3147	\$1,880,000	10/11/2023
3	5/33 Yeovil Rd GLEN IRIS 3146	\$1,880,000	11/10/2023

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:

30/01/2024 11:39



 4
  3
  4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,080,000

Median House Price

30/01/2023 - 29/01/2024: \$1,930,000

Comparable Properties



7 Scenic Dr ASHWOOD 3147 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,965,000

Method: Private Sale

Date: 01/11/2023

Property Type: House (Res)

Land Size: 571 sqm approx



52b Morotai Av ASHBURTON 3147 (REI)

Agent Comments

 4
  3
  2

Price: \$1,880,000

Method: Sold Before Auction

Date: 10/11/2023

Property Type: House (Res)

Land Size: 450 sqm approx



5/33 Yeovil Rd GLEN IRIS 3146 (REI)

Agent Comments

 3
  2
  2

Price: \$1,880,000

Method: Sold Before Auction

Date: 11/10/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000