

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

57 Nicholas Street, Ashburton Vic 3147

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,020,000 Property Type House Suburb Ashburton

Period - From 01/07/2023 to 30/09/2023 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	17 Oliver St ASHBURTON 3147	\$2,010,000	26/08/2023
2	35 St Georges Cr ASHBURTON 3147	\$1,930,000	02/08/2023
3	49 Nicholas St ASHBURTON 3147	\$1,900,000	28/07/2023

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:

02/11/2023 13:00



3 1.5 3+

Rooms: 6
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Set on the high side of the street, embraced by beautiful established gardens bursting with seasonal colour, this light-filled haven's impeccably presented interiors will captivate today, yet may spark your interest for the future.

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

September quarter 2023: \$2,020,000

Comparable Properties



17 Oliver St ASHBURTON 3147 (REI)

Agent Comments

4 1 1

Price: \$2,010,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 635 sqm approx



35 St Georges Cr ASHBURTON 3147 (VG)

Agent Comments

3 - -

Price: \$1,930,000
Method: Sale
Date: 02/08/2023
Property Type: House (Res)
Land Size: 792 sqm approx



49 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,900,000
Method: Sold Before Auction
Date: 28/07/2023
Property Type: House (Res)
Land Size: 697 sqm approx