Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 59 Gloucester Road, Ashburton Vic 3147

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$2,101,000	Pro	operty Type	Hou	ise		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.

Ad	dress of comparable property	Price	Date of sale
1	37 Bath Rd GLEN IRIS 3146	\$1,763,000	16/12/2023
2	1 Dunlop St ASHBURTON 3147	\$1,630,000	05/08/2023
3	10 Benghazi Av ASHBURTON 3147	\$1,473,000	02/12/2023

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:

31/01/2024 14:58







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2023: \$2,101,000

Comparable Properties



37 Bath Rd GLEN IRIS 3146 (REI)



Price: \$1,763,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 695 sqm approx Agent Comments

Agent Comments



Price: \$1,630,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 744 sqm approx

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10 Benghazi Av ASHBURTON 3147 (REI)

1 Dunlop St ASHBURTON 3147 (REI/VG)

2

2



Agent Comments

Price: \$1,473,000 Method: Auction Sale Date: 02/12/2023 Property Type: Land (Res) Land Size: 664 sqm approx

Account - Marshall White | P: 03 9822 9999



Propertydata

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