

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

61 Gloucester Road, Ashburton Vic 3147

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,932,500 Property Type House Suburb Ashburton

Period - From 01/04/2023 to 30/06/2023 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	37 Welfare Pde GLEN IRIS 3146	\$2,350,000	17/08/2023
2	16 Poulter St ASHBURTON 3147	\$2,280,000	09/09/2023
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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:

05/10/2023 11:26



Property Type: House
Land Size: 640 sqm approx

Agent Comments

Unrivalled in terms of scale, level of finish and quality, this spectacular residence is both unforgettably beautiful and effortlessly functional for luxurious family living.

Indicative Selling Price
\$2,100,000 - \$2,300,000

Median House Price
June quarter 2023: \$1,932,500

Comparable Properties



37 Welfare Pde GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,350,000
Method: Sold Before Auction
Date: 17/08/2023
Property Type: House (Res)
Land Size: 680 sqm approx



16 Poulter St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,280,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 677 sqm approx

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.