

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

7 Eleanor Street, 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 \$1,940,000 Property Type House Suburb Ashburton

Period - From 01/04/2023 to 31/03/2024 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	12 Saxby Rd GLEN IRIS 3146	\$2,350,000	15/03/2024
2	62 Brandon St GLEN IRIS 3146	\$2,155,000	15/04/2024
3	60 Munro Av ASHBURTON 3147	\$2,115,000	05/03/2024

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:

08/05/2024 14:46



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending March 2024: \$1,940,000

Comparable Properties



12 Saxby Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,350,000

Method: Private Sale

Date: 15/03/2024

Property Type: House

Land Size: 617 sqm approx



62 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

Price: \$2,155,000

Method: Sold Before Auction

Date: 15/04/2024

Property Type: House (Res)

Land Size: 663 sqm approx



60 Munro Av ASHBURTON 3147 (REI)

Agent Comments

5 2 2

Price: \$2,115,000

Method: Private Sale

Date: 05/03/2024

Property Type: House (Res)

Land Size: 696 sqm approx

Account - Marshall White | P: 03 9822 9999