

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

88 Dent 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 \$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	36 Kerferd Rd GLEN IRIS 3146	\$2,485,000	14/09/2023
2	23 Tower Hill Rd GLEN IRIS 3146	\$2,330,000	27/09/2023
3	16 Poulter St ASHBURTON 3147	\$2,280,000	09/09/2023

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:

25/10/2023 12:41

**Rooms:** 9**Property Type:** House (Res)**Land Size:** 605 sqm approx**Agent Comments**

In one of the area's most prized family positions, this charming clinker brick home has been stylishly renovated and updated to provide a simply fabulous family environment just a short stroll from Alamein Station, High Street shopping, vibrant local cafes and Solway Primary.

Indicative Selling Price

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

Median House Price

September quarter 2023: \$2,020,000

Comparable Properties

**36 Kerferd Rd GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$2,485,000**Method:** Sold Before Auction**Date:** 14/09/2023**Property Type:** House (Res)**Land Size:** 557 sqm approx**23 Tower Hill Rd GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$2,330,000**Method:** Private Sale**Date:** 27/09/2023**Property Type:** House**Land Size:** 767 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