

# 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 89 Fakenham Road, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	3 Gatis St GLEN IRIS 3146	\$1,825,000	14/03/2024
2	26 Chaley St GLEN IRIS 3146	\$1,720,000	09/03/2024
3	15 Fakenham Rd ASHBURTON 3147	\$1,635,000	24/02/2024

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: 10/04/2024 12:10



3   1   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

Year ending December 2023: \$1,932,500

## Comparable Properties

**3 Gatis St GLEN IRIS 3146 (REI)**

Agent Comments

-   -   -

**Price:** \$1,825,000

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** House (Res)



**26 Chaleyer St GLEN IRIS 3146 (REI)**

Agent Comments

3   1   1

**Price:** \$1,720,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



**15 Fakenham Rd ASHBURTON 3147 (REI)**

Agent Comments

3   1   2

**Price:** \$1,635,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999