

# 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 91 Nicholas Street, 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,101,000 Property Type House Suburb Ashburton

Period - From 01/10/2023 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	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023
2	42 Karnak Rd ASHBURTON 3147	\$1,800,000	24/11/2023
3			

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: 07/02/2024 14:21



4   2   2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 676 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2023: \$2,101,000

## Comparable Properties



57 Nicholas St ASHBURTON 3147 (REI)

[Agent Comments](#)

3   1   3

**Price:** \$1,845,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2023  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



42 Karnak Rd ASHBURTON 3147 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2023  
**Property Type:** House (Res)  
**Land Size:** 700 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.