

# 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

5/14a St Georges Crescent, 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 \$1,550,000 & \$1,700,000

### Median sale price

Median price \$1,450,000 Property Type Unit Suburb Ashburton

Period - From 01/04/2024 to 30/06/2024 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	7a Peverill St MALVERN EAST 3145	\$1,676,000	24/08/2024
2	1a Kardinia Rd GLEN IRIS 3146	\$1,750,000	03/08/2024
3	1/14 Lucerne St ASHBURTON 3147	\$1,775,000	29/05/2024

**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:

03/09/2024 14:44



4 3 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**  
\$1,550,000 - \$1,700,000  
**Median Unit Price**  
June quarter 2024: \$1,450,000

## Comparable Properties



7a Peverill St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

**Price:** \$1,676,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** Townhouse (Res)

1a Kardinia Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 -

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Townhouse (Res)



1/14 Lucerne St ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 1

**Price:** \$1,775,000  
**Method:** Private Sale  
**Date:** 29/05/2024  
**Property Type:** Townhouse (Res)

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