

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

1 Glen Road, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,050,000 Property Type House 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	94 Nicholas St ASHBURTON 3147	\$1,969,000	26/08/2024
2	5 Maxwell St ASHBURTON 3147	\$2,080,000	23/05/2024
3	67 Florizel St GLEN IRIS 3146	\$2,078,000	02/05/2024

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: 13/09/2024 10:44



3 1 1

Rooms: 6
Property Type: House (Res)
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
June quarter 2024: \$2,050,000

Comparable Properties



94 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

3 1 5

Price: \$1,969,000
Method: Auction Sale
Date: 26/08/2024
Property Type: House (Res)
Land Size: 784 sqm approx

5 Maxwell St ASHBURTON 3147 (VG)

Agent Comments

3 - -

Price: \$2,080,000
Method: Sale
Date: 23/05/2024
Property Type: House (Res)
Land Size: 696 sqm approx



67 Florizel St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$2,078,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 653 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222