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	14 Maxwell Street, Ashburton Vic 3147

Indicative selling price

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

Single price $3,100,000

Median sale price

Median price $2,015,000 Property Type House Suburb Ashburton

Period - From 06/03/2023 to 05/03/2024 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	24 Highgate Gr ASHBURTON 3147	$2,760,000	11/09/2023
2	17 Boyle St ASHBURTON 3147	$2,710,000	02/12/2023
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: 06/03/2024 15:39

14 Maxwell Street, Ashburton Vic 3147

Steven Zervas
0423767621
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5 2 2

Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$3,100,000
Median House Price
06/03/2023 - 05/03/2024: $2,015,000

Comparable Properties

24 Highgate Gr ASHBURTON 3147 (VG)

4 - -

Agent Comments

Price: $2,760,000
Method: Sale
Date: 11/09/2023
Property Type: House (Res)
Land Size: 765 sqm approx



17 Boyle St ASHBURTON 3147 (REI/VG)

4 2 2

Agent Comments

Price: $2,710,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 602 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.

Account - Heavyside

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