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	19 Nairn Street, Ashburton Vic 3147

Indicative selling price

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

Single price $4,095,000

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	116 High St GLEN IRIS 3146	$3,695,000	11/07/2024
2	10 Nott St MALVERN EAST 3145	$4,300,000	22/05/2024
3	57 Ardrie Rd MALVERN EAST 3145	$4,260,000	21/05/2024

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: 16/09/2024 14:38

19 Nairn Street, Ashburton Vic 3147



5 3 2

Property Type: House (Res)
Land Size: 1070 sqm approx

Agent Comments

Indicative Selling Price
$4,095,000
Median House Price
June quarter 2024: $2,050,000

Comparable Properties



116 High St GLEN IRIS 3146 (REI)

5 5 2

Price: $3,695,000
Method: Private Sale
Date: 11/07/2024
Property Type: House
Land Size: 797 sqm approx

Agent Comments



10 Nott St MALVERN EAST 3145 (REI/VG)

4 3 3

Price: $4,300,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



57 Ardrie Rd MALVERN EAST 3145 (REI/VG)

5 6 4

Price: $4,260,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 615 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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