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	8 Comas Grove, Ashburton Vic 3147

Indicative selling price

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

Range between $2,400,000 & $2,600,000

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	2 Yuile St ASHBURTON 3147	$2,521,000	15/06/2024
2	7 Eleanor St ASHBURTON 3147	$2,391,000	01/06/2024
3	32 St Georges Cr ASHBURTON 3147	$2,500,000	23/05/2024

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: 30/09/2024 17:28

8 Comas Grove, Ashburton Vic 3147

shelter.
Real Estate
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5 4 2

Rooms: 9
Property Type: House

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
June quarter 2024: $2,050,000

Agent Comments

Designed and constructed by Carter Grange to deliver unsurpassed luxury and impressive versatility across two substantial levels, this near new family home has been innovatively created to provide contemporary living beyond compare.

Comparable Properties



2 Yuile St ASHBURTON 3147 (REI)

4 3 2

Price: $2,521,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



7 Eleanor St ASHBURTON 3147 (REI/VG)

4 2 2

Price: $2,391,000
Method: Private Sale
Date: 01/06/2024
Property Type: House
Land Size: 548 sqm approx

Agent Comments



32 St Georges Cr ASHBURTON 3147 (REI/VG)

4 2 3

Price: $2,500,000
Method: Expression of Interest
Date: 23/05/2024
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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