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	1/1 Johnston Street, Ashburton Vic 3147

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

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

Period - From 01/10/2023 to 30/09/2024 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	14 Carool Rd ASHBURTON 3147	$1,085,000	14/09/2024
2	12 Lithgow St GLEN IRIS 3146	$1,255,000	09/09/2024
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: 01/11/2024 16:54

1/1 Johnston Street, Ashburton Vic 3147

shelter.
Real Estate
Will Anderson
03 9889 3990
0488 004 001
will@shelterrealestate.com.au



2 1 1

Rooms: 6
Property Type: House
Land Size: 317.962 sqm approx

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
Year ending September 2024: $2,000,000

Agent Comments

A splendid example of period architecture, this charming single level home has been impeccably maintained to provide exceptional accommodation mere footsteps from Ashburton Village.

Comparable Properties



14 Carool Rd ASHBURTON 3147 (REI)

3 1 2

Price: $1,085,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)

Agent Comments



12 Lithgow St GLEN IRIS 3146 (REI)

2 1 2

Price: $1,255,000
Method: Sold Before Auction
Date: 09/09/2024
Property Type: House (Res)
Land Size: 407 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE
propertydata.com.au

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