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	34 Baird Street, Ashburton Vic 3147

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	10 Vears Rd ASHBURTON 3147	$2,233,000	31/08/2024
2	45 Dent St GLEN IRIS 3146	$2,240,000	24/08/2024
3	7 Eleanor St ASHBURTON 3147	$2,391,000	01/06/2024

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: 06/11/2024 17:11

34 Baird Street, Ashburton Vic 3147

shelter. Real Estate
Todd Braggins
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4 2 3

Rooms: 7
Property Type: House
Land Size: 852 sqm approx

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

Agent Comments

Exceeding expectations from its classic facade to its light-filled contemporary spaces and connection to the outdoors, this extended single level home delivers a premium lifestyle.

Comparable Properties



10 Vears Rd ASHBURTON 3147 (REI)

5 2 3

Price: $2,233,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments



45 Dent St GLEN IRIS 3146 (REI)

4 2 4

Price: $2,240,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)

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

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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