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	162 Ashburn Grove, Ashburton Vic 3147

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	9 Rowena Rd MALVERN EAST 3145	$1,800,000	21/09/2024
2	6 Packer St MURRUMBEENA 3163	$1,780,000	20/06/2024
3	19 Morotai Av ASHBURTON 3147	$1,730,000	04/06/2024

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: 12/11/2024 10:26

162 Ashburn Grove, Ashburton Vic 3147

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3 2 1

Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending September 2024: $2,000,000

Comparable Properties



9 Rowena Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,800,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



6 Packer St MURRUMBEENA 3163 (REI/VG)

3 1 2

Price: $1,780,000
Method: Sold Before Auction
Date: 20/06/2024
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



19 Morotai Av ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,730,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

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