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<br>Including suburb and postcode | 4 Burbank Street, Ashburton Vic 3147 |

## Indicative selling price

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

| | |
|---|---|
| $3,150,000 | |

## 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 Burbank St ASHBURTON 3147 | $3,210,000 | 09/11/2024 |
| 2 | 8 Comas Gr ASHBURTON 3147 | $2,905,000 | 26/10/2024 |
| 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: 20/12/2024 10:48

# 4 Burbank Street, Ashburton Vic 3147

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5 5 3

**Property Type:** House
**Land Size:** 620 sqm approx

Agent Comments

**Indicative Selling Price**
$2,960,000 - $3,150,000
**Median House Price**
Year ending September 2024: $2,000,000

## Comparable Properties



**10 Burbank St ASHBURTON 3147 (REI)**

5 3 2

**Price:** $3,210,000
**Method:** Auction Sale
**Date:** 09/11/2024
**Property Type:** House (Res)

Agent Comments

**8 Comas Gr ASHBURTON 3147 (REI)**

5 4 2

**Price:** $2,905,000
**Method:** Auction Sale
**Date:** 26/10/2024
**Property Type:** House (Res)

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.



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