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	124 Ashburn Grove, Ashburton Vic 3147

Indicative selling price

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

Single price $1,880,000

Median sale price

Median price $1,865,000 Property Type House Suburb Ashburton

Period - From 01/01/2024 to 31/03/2024 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	16 Chadstone Rd MALVERN EAST 3145	$1,900,000	26/04/2024
2	91 Nicholas St ASHBURTON 3147	$1,850,000	28/02/2024
3	5 Keyes St ASHBURTON 3147	$1,730,000	14/03/2024

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: 27/05/2024 11:17

124 Ashburn Grove, Ashburton Vic 3147

shelter. Real Estate
Will Anderson
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3 1 4

Property Type: House (Res)
Land Size: 1079 sqm approx

Indicative Selling Price
$1,880,000
Median House Price
March quarter 2024: $1,865,000

Agent Comments

Adjoining The Anniversary Trails provides an idyllic setting for a fabulous future in this idyllic parkland pocket only footsteps from the banks of Gardiners Creek.

Comparable Properties



16 Chadstone Rd MALVERN EAST 3145 (REI)

4 1 4

Price: $1,900,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 782 sqm approx

Agent Comments



91 Nicholas St ASHBURTON 3147 (REI)

4 2 2

Price: $1,850,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments



5 Keyes St ASHBURTON 3147 (REI/VG)

3 1 2

Price: $1,730,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 745 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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